City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Wilburton Elementary School**
Proposal Address:	12300 Main Street
Proposal Description:	The Bellevue School District seeks Conditional Use approval to construct a new two-story 83,725 square foot elementary school (pre-K through 5th grade) on an existing undeveloped site that is 9.34 acres. A synthetic play field along with a covered play area will be provided. Landscaping and 91 parking stalls will be provided as well. The site contains critical areas: three wetlands and one small stream requiring a Critical Areas Land Use Permit (CALUP) to modify associated buffers. The new facility is designed for up to 650 students. The District anticipates that construction will begin in June 2017 with completion estimated August 2018.
File Number:	**16-126128 LB and 16-126129 LO**
Applicant:	Bellevue School District 405
Decisions Included:	Conditional Use, (Process I) Critical Areas Land Use Permit, (Process II)
Planner:	Antoinette Pratt, Senior Planner, (425) 452-5374
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance Issued November 10, 2015, by Bellevue School District 405.**
Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Carol V Helland Carol V. Helland, Land Use Director

Application Date:	March 3, 2016
Public Notice (500 feet):	March 17, 2016 and November 3, 2016
Public Meeting:	April 12, 2016 and November 17, 2016
Minimum Comment Period:	March 31, 2016
Recommendation/Decision Publication Date:	**February 23, 2017**
Process II Appeal Deadline (CALUP):	**March 9, 2017**
Process I Hearing Date:	**March 9, 2017, 6:00 p.m. Council Chambers Bellevue City Hall**

For information on how to appeal a proposal, visit Development Services at City Hall or call (425) 452-4570. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision.

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I. Request and Project Description

Conditional Use

The Bellevue School District (BSD) requests consolidated review of a Conditional Use and Critical Area Land Use Permit (CALUP) applications to construct a new two-story 83,725 square foot elementary school (pre-k through 5th grade) on an existing undeveloped site that is 9.34 acres. A synthetic play field along with a covered play area will be provided. Landscaping and 91 parking stalls will be provided as well. The new facility is designed for up to 650 students. The District anticipates that construction will begin in June 2017 with completion estimated August 2018. See Attachment A for project plans and drawings.

This is the twelfth elementary school that the District will construct as part of their capital facilities upgrade which began in 2001. The District is currently in the process of upgrading a majority of its schools as part of the bond measures that were passed by the citizens of Bellevue.

One of the purposes of this request is to meet the requirements of State mandate, I-728, which requires schools to reduce the number of students per teacher within the classroom. This request also responds to City of Bellevue Resolution 5840, which requires that elementary schools, not only meet the educational needs of the neighborhood but also focuses on the "recreational, cultural, social, health and human services needs" of the area as well (see Attachment B). The community use of schools is not specific to Wilburton Elementary School (WES) or to the BSD. Joint use of schools is beneficial because it reduces the need to construct additional facilities for the local community; thereby, reducing the built environment. The new facility responds to the Districts' intent that all new elementary schools should be approximately 80,000 to 90,000 square feet in size. This was established as a target size to accommodate all of the standard and special programs found at the various schools.

Critical Areas Land Use Permit

The BSD is also required to obtain a Critical Areas Land Use Permit (CALUP) due to unavoidable wetland impacts to two Category III wetlands, one Type N stream and their associated buffers due to site development and required frontage improvements. **(1)** Land Use Code (LUC) 20.25H.075.C.1 prescribes a 50-foot critical area buffer from the top of bank of this Type N stream classification while LUC 20.25H.095.C.1 requires a 60-foot buffer for Category III wetlands. The request is to reduce the prescribed buffers for site development and required frontage improvement along 124th Avenue NE. LUC 20.25H.075.C.2 allows modification of a critical area buffer through a critical areas report. The critical areas report is a mechanism by which certain LUC requirements may be modified for a specific proposal. See Section IV.E for further discussion.

Review Processes

The Conditional Use application is a Process I application whereby the Director makes a recommendation to the Hearing Examiner for final decision per LUC 20.35.100. Conversely, a CALUP is a Process II application whereby a final decision is rendered administratively per LUC 20.35.200.

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1 There is one other on-site wetland that is classified as a Type IV but is not regulated by the LUC because it is less than 2,500 square feet in size.

II. Site Context and Description

The WES site, known as the "Galano property," in the City's Comprehensive Plan was purchased in January 1972 by the BSD as an investment for future elementary school growth. The site is currently undeveloped. It is bounded by 124th Avenue NE on its east property boundary and Main Street at its south property boundary. Single-family residences bound the north property line while office developments abut the western property line.

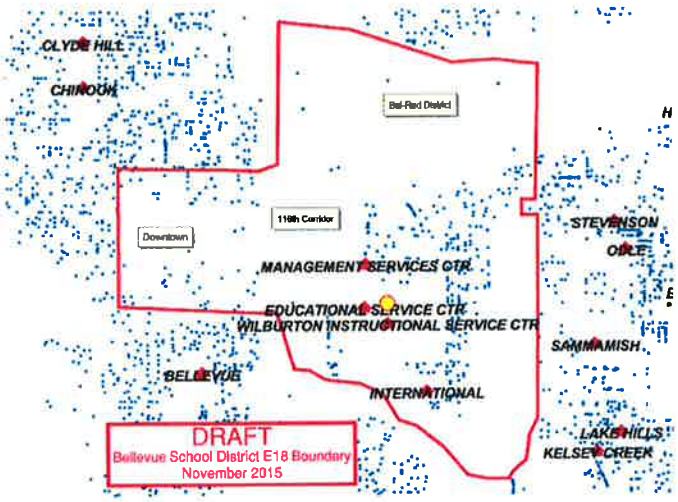
Site development surrounding this parcel took place primarily from the 1960's through the 1990's. Single-family residences in the area tend to be two story and rambler style housing while adjacent offices tend to be low-rise structures that range from two to four stories.

The site is undeveloped but during the wetland reconnaissance of the site it was found that there is a large enclosed garden, chicken coop, and storage shed that were added by adjacent residents. These items will be removed with this proposal.

Site topography is relatively level where the school is proposed in the central portion of the site with exception of a south sloping ridge from this location. East of this ridge to 124th Avenue NE there is an elevational change of 14 feet. West of this slope, the elevational change is 26 feet to the parking lots of the adjacent office park.

III. Proposed Design Goals, History, Site and Building Design

BSD Design Goals



Unlike recent elementary school development within the BSD, WES will be the first new school built where none existed previously. This results in the creation of a new school boundary that is intended to reduce the student populations at Woodridge, Clyde Hill, and Enatai Elementary Schools. It is also intended that WES will take elementary students living in the Downtown. The adjacent map is a draft proposal from the Bellevue School Board that has yet to be adopted. However, it is necessary for the City to analyze this proposed boundary to develop transportation assumptions that will be discussed further in Section VII, Transportation. The blue dots are representative of the existing student count that is currently attending Woodridge, Clyde Hill and Enatai Elementary Schools. See Attachment C for Bellevue School Board Resolution #16-08.

Design History for WES

During design development for WES, the BSD's architectural team developed several design iterations before settling on the submitted site plan for this proposal. Under the BSD's Pre-Development Services application, 15-113911 DC, five site iterations were considered by the City based on a Site Diligence Study prepared by the BSD. The site interpretations are described below:

- **Option A**: Three ingress/egress accesses were proposed: two on Main Street and one at the northeast corner from of 124th Avenue NE. The school footprint was placed in the center of the site. One access was designated to buses while the other two were designated for vehicular access.
- **Option B:** One ingress/egress access point was proposed from Main Street while the other was located at the northeast corner of 124th Avenue NE. The upper lot from 124th Avenue NE was designated for buses while the lower lot from Main Street was designated for vehicular access.
- **Option C:** Incorporated usage of an off-site unimproved NE 1st Street access from 120th Avenue NE and one access from Main Street. No access would take place from 124th Avenue NE. Buses would access from NE 1st Street while vehicular access would take place from Main Street.
- **Option D:** Incorporated usage of NE 1st Street for vehicular access with one access point from Main Street designated for buses and staff parking.
- **Option E:** Two ingress/egress access points were proposed from Main Street. One for buses with staff parking and the other for vehicular access with queueing and parking for both staff and visitors.

In evaluating these options, the City had to consider the following:

- Proposed service boundary for WES
- Impacts to environmentally critical areas on-site
- Impacts to nearby City streets
- City access and safety
- On-site queueing area
- Minimizing vehicle and pedestrian conflict points

After much deliberation, the City determined that Options A and B were not viable due to impacts to the wetland adjacent to 124th Avenue NE. Out of the three wetlands identified on this site, the wetland adjacent to 124th Avenue NE is the most viable and pristine; thus, the objective to reduce development impacts to this area. There is also a stream connected to this wetland which provides a channel to an existing culvert beneath Main Street. This stream connects to an off-site stream which eventually flows into Kelsey Creek to the south. See Section IV.E below for further discussion regarding identified critical areas.

The Transportation Department evaluated Options C and D with use of the unimproved NE 1st Street. Transportation determined that neither of these options would improve level of service to the surrounding street system. In addition, because of the difficult circulation in the area, placing the school access on NE 1st Street would create confusion and the potential for site spillover in the Main street neighborhood without providing any significant benefits. In addition, there is also a wetland present in this location that would be impacted if NE 1st Street were utilized.

Given the analysis of Options A through D, Option E was the sustainable BSD option that fulfilled City considerations regarding reduced critical area impacts, coordination with the proposed service boundary for WES, and the adjacent City street system.

See Attachment D for full matrix of the BSD's Site Diligence Study.

Site Design

The WES will be approximately 83,725 square feet on two floors. The program will have 29 general and special instruction spaces and 4 early childcare rooms. The 33 instructional spaces will be balanced on this sloping site and have exterior relationships on courtyards. Vehicle access will be from Main Street along the south edge of the site. A wetland runs north and south parallel with 124th Avenue NE and that wetland buffer has been mostly unaltered and not breached by site vehicular or bus access. Buffer averaging and buffer enhancement will be used to mitigate any disturbance. A pedestrian walkway, near the northeastern corner of the property, will connect the sidewalk on 124th Avenue NE to the site and building access. On-site parking and queuing will be provided on the south and east edges of the building and well-scaled entry courts will be provided for the main entry and childcare entry. Dedicated and clearly zoned bus loading will have a single entry and exit drive on the west end of the site on Main Street. Service vehicles will arrive at a screened loading zone near the north end of the building with delivery times staggered from the morning arrival and afternoon dismissal periods.

Visitor parking stalls (including four ADA accessible parking stalls) will be directly adjacent to the main entry and childcare entrances. Staff and visitor parking stalls will be dispersed along the east and south border of the site, with a design shaped to save existing trees. The queuing spaces will not restrict fire access and will be available after regular school hours for additional parking needs when necessary.

A 200-foot long right-turn pocket will be provided along the north side of Main Street, along with a pedestrian-activated flashing beacon crosswalk on Main Street. Sidewalks will be provided along the site frontages on 124th Avenue NE and Main Street. Access to the gym and community playfield will happen from the east-parking zone. The new campus is being developed to assure student safety and security, adequate vehicle queuing, intuitive way finding, and the functional needs of the school while supporting the community. The design process and refinement from community input has considered adjacent assets at Wilburton Park and the School District Service Center south of Main Street.

The northern end of the school campus will be dedicated to play facilities and will include a synthetic turf field, play equipment area(s), and hard surface play areas – a portion of which will be under a covered play structure.

Childcare will be incorporated within the building and will have an outdoor play area directly adjacent to their classrooms at the north central portion of the site.

Plazas, courtyards, and other outdoor pedestrian areas will be designed to be long lasting and serve both functional and aesthetic needs. Durable materials, such as cast-in-place concrete, galvanized steel and stainless steel will be incorporated in the project design. Opportunities for students, faculty, and visitors to gather in small and large groups, in both active and passive ways, will be provided.

Design Goals

The new elementary school responds directly to the site influences of topography and wetland determinants. The proposed solution seeks low impact development and optimum relationships between indoor and outdoor learning zones. A compact 2-story floor plan places the Administration and Library to the south and strategically positioned to supervise parking areas. The childcare functions will be at the mid-point of the lower floor and act as visual and functional separation between Administration and Gymnasium. The activities spaces (Commons/Gym) will be placed to the north and have direct access to the outdoor play zones. Academic clusters will be organized around three distinct age settings and will be supported by shared outdoor courts and shared internal learning spaces.

The north and south internal corridor will serve both floors, and is punctuated by a public lobby on the south and direct access to playfields on the north. Stacking another three academic settings over the first floor efficiently organizes the quiet learning area with six units total, each with four classrooms around the shared learning area. The Library on the upper floor will have direct access to an elevator and stairs. The Art/STEM functions will have outdoor learning on the rooftop space above the childcare area below.

The floor plan is conceived to have an efficient upper to lower floor ratio, reduced overall footprint, and reduced overall impact on the site. The lower floor and upper floor step with the natural slope of the site with a 6-foot change north of the public lobby.
Canopies, projections, and covered bus loading structures will be strategically placed at

First Floor Plan

Second Floor Plan

transition zones. These will provide functional scaling elements appropriate for an elementary school. Building masses defined by roof slopes will be set to assure compliance with height limitations and define key entry locations. The south and east facades will have an intuitive rhythm of solid and void space to assure clarity from pedestrian pathways

leading from the parking areas and the public domain defined by Main Street and 124th Avenue NE.

Building Exterior

The exterior articulation will be a direct reflection of internal functions and tailored to the unique influences of the site. For example the Botanical Gardens, directly southwest of the site, has an institutional presence, and is naturally screened from the Main Street corridor. Wilburton Instructional Service Center (WISC), directly south of the site is another institutional presence but is not as contemporary in appearance as the Botanical Gardens.

Material expression for WES will be comprised principally of brick veneer, metal panel, and storefront wall glazing assemblies. The modulation of the classroom elements on the west face of the school will be articulated with courtyards and well-proportioned horizontal and vertical elements. The brick will provide an institutional base and the metal panels will provide a nice mid-body cladding. The storefront systems will provide a playful soft zone for daylight and ventilation. Evening lighting expressions will be tasteful and prevent spill onto adjacent properties. Details of the proposed building and site lighting will be required prior to Clear and Grade issuance. See Section XII.B for related condition. Additionally, exterior signage will need to be reviewed and approved via a separate sign permit application. See Section XII.A for related condition.

The south façade along Main Street will be punctuated by the Library frontage on the upper floor, and main entry sequence at the Administration and lobby areas. Transparency and passive supervision are both functional and visual design goals to assure a welcoming contemporary feel. The restrained roof forms and silhouette along the south side of the building seeks a timeless expression.

South Elevation

East Elevation

The east elevation will be screened by the native trees remaining along the wetland zone. The gym massing will be mitigated by one story support spaces, and clerestory windows. A visual break in this wall rhythm is provided by the childcare functions. The roof shape and open terrace above defines the courtyard to the west.

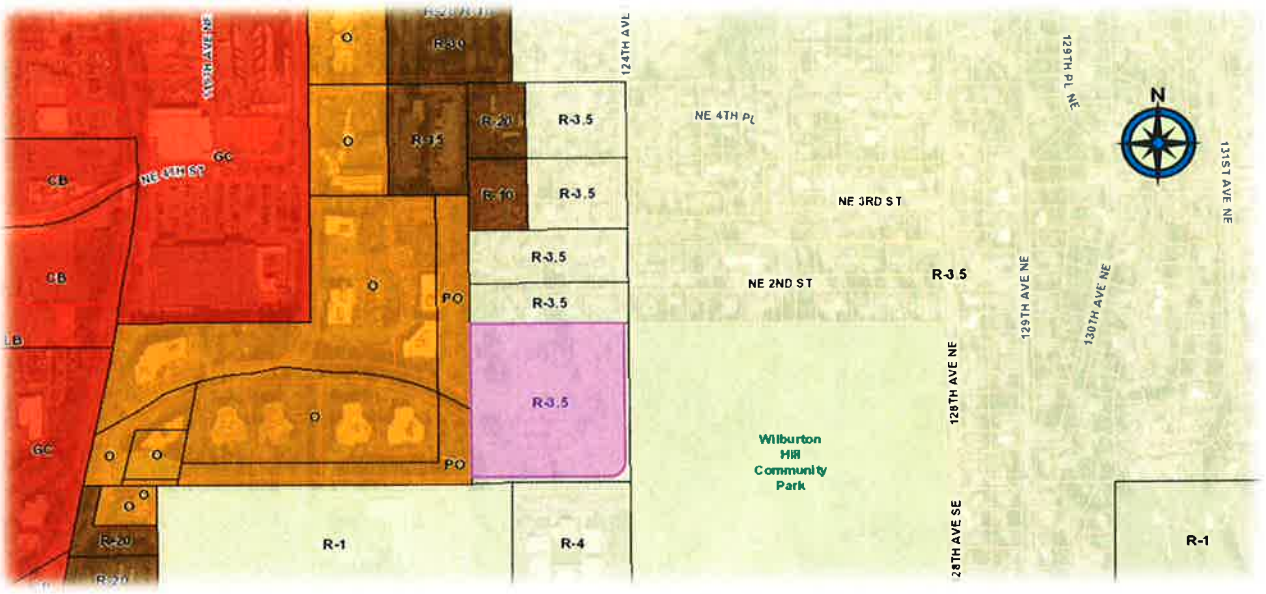
The north façade will face the playfields and will feature a single sloped roof over the service and kitchen areas. Masonry screens and enclosures contain the trash, recycling, and generator units. The 2-story academic mass will have a mono-slope roof in the opposite direction and will have a more vertical proportion. Exterior wall materials, color, and texture define a hierarchy of design to assure visual interest.

Primary colors of green, red, yellow, and blue at the bus shelters will be used on steel framing and glass units to signal the playful nature of early learning environments. Masonry colors and textures will have warm tones to reflect the natural beauty of this site. Metal panels will be

neutral tones that will be used for each building facade. Mechanical systems will be enclosed within the roof massing and set back from the exterior footprint.

IV. Consistency with Land Use Code/Zoning Requirements

A. General Provisions of the Land Use Code



This site is located within an R-3.5 land use district. As such, the LUC 20.10.440, Services (chart) permits new primary and secondary educational facilities subject to Conditional Use approval. The applicant has fulfilled this requirement by submitting this application for review and approval. The proposal has fulfilled the LUC requirements as shown below:

LAND USE CODE (LUC) REQUIREMENTS

Category	LUC Requirements	Proposal by Applicant
Site Area (R-3.5 Zoning District)	10,000 square feet	9.34 acres or 406,727 square feet
Lot Coverage	35 percent	12.7 percent
Impervious Surface	80 percent **(2)**	61.2 percent (248,916 square feet)
Building Height	40 feet **(3)**	38'-10 3/8"
Building Setbacks Front (south) MAIN ST. Front (east)—124th Ave SE) Rear (north) Side(west)	 20 feet 20 feet 50 feet 50 feet	 151 feet 241 feet 30 feet (TO PLAYSHED) – 150' TO BLD. 158 feet
Parking	Unspecified Use	• 91 on-site striped parking spaces • 20 spaces in bus loading area • 75 spaces in parent-vehicle drop-off/pick up area **Total Provided**: 186 spaces available on-site for events
Landscaping (Perimeter) North South East West	 10 feet 10 feet 10 feet 10 feet	 20 to 60 feet 30 to 90 feet 100 to 160 feet (**4**) 8 to 150 feet (**5**)
Parking lot Landscaping	3,010 square feet	24,916 square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches= 392.7 diameter inches	2,114.2 diameter inches or 40% diameter inches remaining. square feet
Tree Preservation Perimeter	100% of diameter inches	100%

B. Schools

LUC Chapter 20.20.740 provides development standards for schools in residential districts. The proposal meets the dimensional standards for schools in regards to building setbacks, lot coverage, landscaping, and site and building design guidelines.

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2 LUC 20.20.010, footnote 36 permits new allowed nonresidential uses in residential land use districts to increase impervious surface from 55 to 80 percent.
3 LUC 20.20.740 allows school facilities to increase height by 10 feet beyond the underlying zoning height of 30 feet if mechanical equipment is located within the two story structure and not on the roof. Site size must be larger than 5 acres. This proposal qualifies for this extra height allowance.
4 This area is heavily treed and contains wetlands and a stream as discussed in Section IV.E. It will remain largely undisturbed with this application with exception of the noted parking lot encroachments, frontage improvements and pedestrian path to be located at the northeast corner of site.
5 Although a portion of the perimeter landscaping on the west property line is below the minimum width of 10 feet, the BSD is providing large perimeter landscape buffers of 150 feet due to the presence of a Type III wetland in this area; thus, mitigating the two foot area of reduction. This fulfills the requirements for an Alternative Landscape Option (ALO) per LUC 20.20.520.J.

C. Landscaping

The District has complied with the landscape standards for schools. The landscape for this school will be designed to use little water and have low maintenance requirements. An emphasis will be placed on using native plants and/or drought resistant ornamentals that have proven to be adapted to the Puget Sound climate. The saving of existing mature trees will be a priority and has influenced site design decisions.

Installation of new lawn areas will be minimized to help reduce watering requirements. Imported topsoil and mulch will be incorporated in all new landscape areas to promote healthy plant growth and reduce weeds. Certain landscape areas, particularly in the parking lots, will be designed as rain gardens to help offset storm water infrastructure requirements. These areas will act as natural filtration areas, providing pollutant removal, storm water retention, and wildlife habitat. Rain garden areas near the building may be used to incorporate roof water run-off and present teaching opportunities.

D. Height Requirement

LUC Chapter 20.20.740 permits school facilities to increase the maximum building height from underlying building height limit of 30 feet to 40 feet if the following parameters can be achieved: 1) No mechanical equipment on the roof and 2) a site size of 5 acres or larger. Building height is proposed at 38'-10 3/8" feet from an average existing grade of 199.9'. Mechanical equipment is proposed to be embedded within mechanical rooms within the facility; thus, fulfilling this code section. Extra height is also given as the site is larger than 5 acres in size.

E. Critical Areas Functions and Values

1. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 *in* Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions. Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 *in* Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi- canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream base flows. Surface water that flows in to riparian areas during floods or as direct precipitation, infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

2. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These "functions and values" to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue's wetlands provide various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

3. Critical Areas Requirements LUC 20.25H.055:

i. Analysis of Technical Feasibility for New or Expanded Essential Public Facilities

Finding: RCW 36.70A.200 classifies public schools as an essential public facility which is formally recognized in LUC 20.50.018, Definitions. As such, schools may be allowed in a critical area, critical area buffer or critical area structure setback. Applicants of such facilities must still provide an analysis of the critical area to be disturbed, limit disturbance to the greatest extent feasible and provide necessary mitigation for such encroachments.

ii. Consistency with administrative approval of structure and/or buffer setbacks LUC Section 20.25H.075.

Finding: The BSD hired the Watershed Company to conduct wetland and stream delineations along with a habitat assessment for this site. See file for reports dated March 5, 2015, January 25, 2016, December 7, 2016, and December 14, 2016. Site reconnaissance was conducted on November 6th and 8th 2013, with an additional visit on January 4, 2016.

Habitat Analysis

The December 7, 2016, report contains the Watershed Company's habitat analysis of the site. The ecologist found that due to incursions from human presence on the site, the habitat value was rated low. The presence of informal shelters, trampled vegetation and many social trails is a deterrent to wildlife using this site for breeding. The wildlife species found on the site were various birds such as the sparrows, robins, chickadees, etc. No designated Species of Local Importance were located on the site per LUC 20.25H.150.A.

The Watershed Company has surmised that the most significant habitat impact to this site will be loss of trees. The BSD has located the proposed school in the central portion of the site to reduce tree removal in the wetland and stream areas which will be discussed below. These areas will be enhanced and mitigated with opportunity for habitat snag creation for birds and small wildlife.

Critical Area Analysis

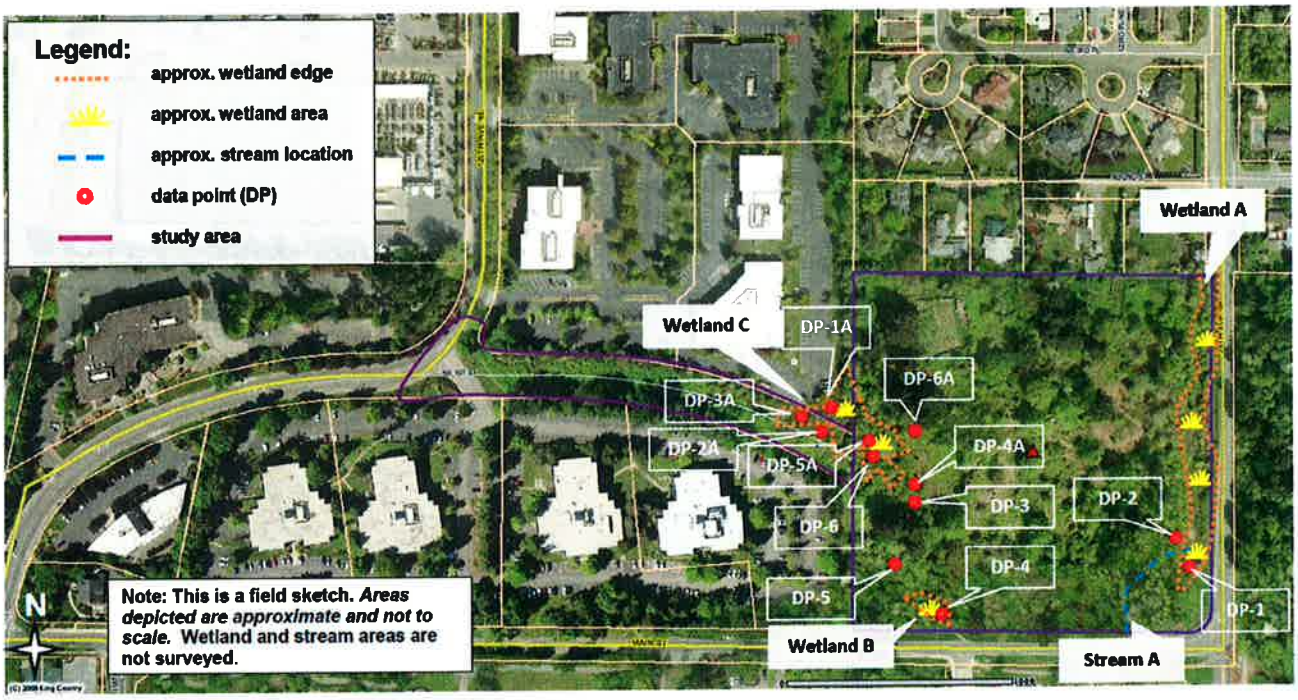
The Watershed Company noted that this site is located in the Cedar-Sammamish Water Resource Inventory Area on the boundary of two sub-basins. The northeast corner of the site is located in the Kelsey Creek sub-basin while the remaining portion of the parcel lies in the Mercer Slough sub-basin.

It should be noted that the Watershed Company was requested by the BSD to conduct wetland reconnaissance off-site to the west of the WES site. An adjacent, unimproved right-of-way exists to the west of this site that is known as NE 1st Street. This review was requested in the event that this right-of-way should need to be improved as an alternative access. See Section VII.A, Transportation for further discussion regarding identified transportation mitigations.

During their site reconnaissance, the Watershed Company noted that there are three wetlands and one stream on this site as noted below:

- Wetland A is located along the eastern portion of the site adjacent to 124th Avenue NE. It is classified as a Category III wetland. In addition to the wetland, there is a Seattle City Light transmission line that exists in this area. The wetland is categorized as a depressional wetland with scrub-shrub vegetation. The water table in this area was observed at 10 inches. Water then flows from this wetland south to the stream located at the southeast corner of the site.
- Wetland B is located at the southwest corner of the site and is classified as a Category IV wetland. It is also classified as a depressional wetland that drains into an existing culvert at the southwest corner of the site beneath Main Street.
- The final wetland, Wetland C, is located at the western portion of the site and off-site on the unimproved NE 1st Street right-of-way and is classified as a Category III wetland. Wetland C has been classified as a depressional wetland as well. Water flows west down slope into the parking lots of the adjacent office parks. The water continues to sheet flow across the parking lot into the existing storm system.
- The identified stream is located at the southeast portion of the site along Main Street. It is classified as a Type N stream. This stream is connected to Wetland A and provides a channel south via a ditch into an existing culvert located beneath Main Street. This stream connects to another off-site stream that ultimately flows into Kelsey Creek to the south.

See aerial below of identified critical areas:

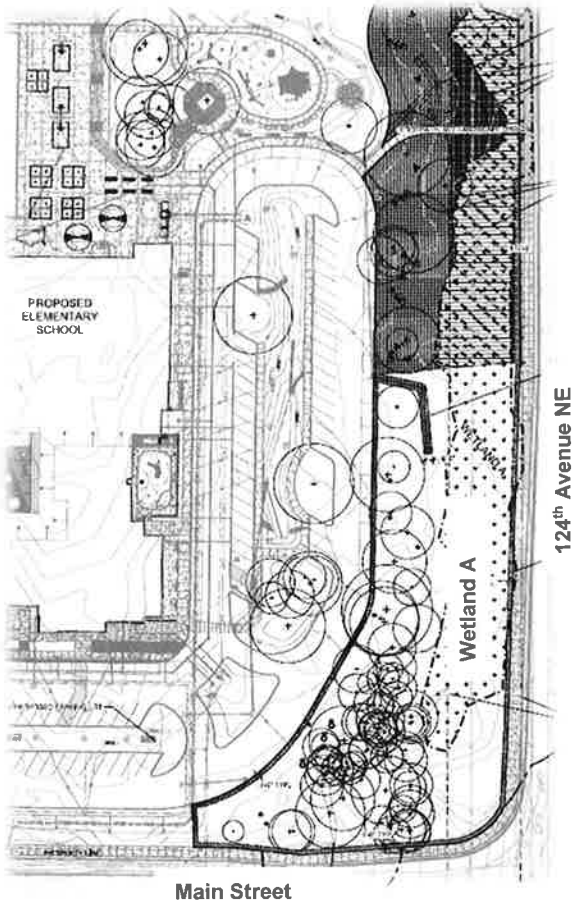


LUC 20.25H.095.C and LUC 20.25H.075.C require the following delineations for the identified wetland and streams:

Name	Category	Function Scores				Buffer Width (ft)
		Water Quality	Hydrologic	Habitat	Total	
Wetland A	III	14	10	9	33	60
Wetland B	IV	14	4	9	27	N/A*
Wetland C	III	10	10	11	31	60
Stream A	Type N					50

*Wetlands smaller than 2,500 SF are not regulated by City of Bellevue

Due to the identified critical areas, the BSD has located the building footprint in the central portion of the site to reduce impacts to existing wetlands and the stream. Associated parking and queueing for both buses and vehicles will have impacts to noted buffer widths and mitigation is proposed.



Transportation will require full frontage improvements along 124th Avenue NE and Main Street. Transportation and staff from the Watershed Company arrived at a pedestrian system that would achieve pedestrian connectivity while minimizing impacts to Wetland A. A combination of traditional sidewalk along with a pin-pile boardwalk is necessary to avoid filling this wetland. The sidewalk has also been designed to bridge the stream identified at the southeast corner of the site. See adjacent plan. Frontage improvements along 124th Avenue NE will also contain two stormwater outfalls with dispersion trenches that will be placed in the wetland buffers. Retention of overstory and understory adjacent to 124th Avenue NE has been prioritized to maintain neighborhood character. The Watershed Company has identified that with tree retention, boardwalk openings, and stormwater management with bioswales will maintain the hydrology for the identified wetlands and stream.

Wetland and Stream Buffer Modifications

Finding: The BSD is permitted to request a wetland buffer modification per LUC 20.25H.055.C.2, for essential public facilities. This will allow the BSD to develop the proposed new school facility, provide frontage improvements and stormwater improvements while maintaining the remaining natural outfall conveyances. A mitigation plan has been prepared and is contained within the project plans on sheets W-1 through W-5.0.

The Watershed Company proposes to mitigate for the wetland buffer modification by proposing the following:

Critical Area	Impact Type	Impact Area	Mitigation Type	Mitigation Area	Ratio
Wetland C buffer	Permanent	inner 75% = 1,543 SF	buffer enhancement	3,165 SF	2.1:1
		outer 25% = 1,445 SF	buffer averaging	1,528 SF	1.1:1
		total = 2,988 SF	**buffer averaging + enhancement**	**4,693 SF**	**1.6:1**
	Temporary	1,302 SF	restore in-place with native plants	1,302	1:1
Wetland A & Stream A buffer (overlapping)	Permanent	inner 75% = 4,938 SF	buffer enhancement	16,806 SF	3.4:1
		outer 25% = 4,057 SF	buffer averaging	3,444 SF	0.85:1
		total = 8,995 SF	**buffer averaging + enhancement**	**20,250 SF**	**2.3:1**
	Temporary[1]	3,515 SF	restore in-place with native plants	3,515 SF	1:1
Wetland A	wetland conversion (no wetland fill)	2,581 SF	enhance wetland with in-fill planting	10,382 SF	4:1

Note: Restoration of temporary impacts within buffer averaging (addition) areas are included in the figures reported above.

DSD has evaluated the recommendations of the Watershed Company as noted above and accepts the recommendations in their reports and as documented on Sheets W1.0 to W5.0. Specifically, Sheet W5.0 details the components of the 5-year monitoring plan along with yearly reports to DSD. The BSD will complete the improvements noted on the W-plan sheets and designate the area as an NGPA prior to Certificate of Occupancy. See Section XII.B for related condition.

iii. Consistency With Land Use Code Critical Areas Performance Standards—

Wetlands (LUC 20.25H.095)

Finding: In compliance with LUC 20.25H.230, the District hired the Watershed Company to conduct a wetland and habitat study dated March 5, 2015, January 25, 2016 and December 14, 2016. See above Sections IV.E for review of their reports. The plans developed by the Watershed Company fulfill the LUC performance standards and DSD accepts the Watershed Company recommendations which are noted on the W-plan sheets.

Stream (LUC 20.25H.075)

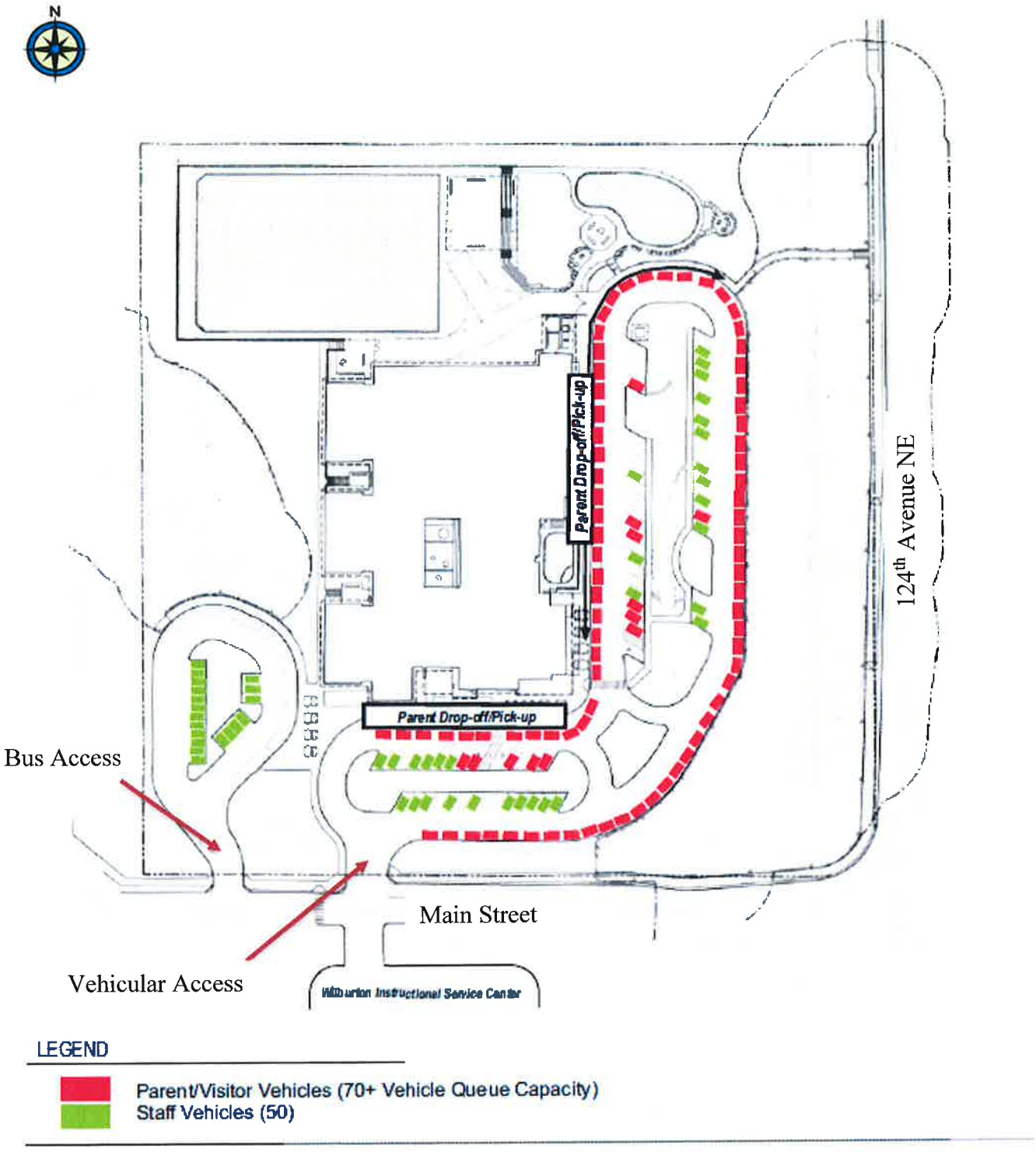
Finding: In compliance with LUC 20.25H.230, the District hired the Watershed Company to conduct a stream study that is included in the above mentioned reports. The plans developed by the Watershed Company fulfill the LUC performance standards and DSD accepts the Watershed Company recommendations which are noted on the W plan sheets.

F. Parking Standards and Site Circulation

The Land Use Code 20.20.590 does not define the number of parking stalls required for an educational facility. As such, this proposal is classified as an unspecified use per LUC 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a revised Transportation Impact Analysis by Heffron Transportation, Inc. dated February 3, 2017. Heffron contacted the City's Transportation Department to have an initial scoping discussion to determine intersections that would potentially be impacted by this proposal.

Unlike the previous elementary schools, this site is vacant which required Development Services (Land Use and Transportation) to review this site differently from the previous reconstruction sites. The Transportation Department directed Heffron to review three recently approved schools to observe traffic and parking operations. The three sites chosen were Ardmore, Cherry Crest, and Spiritridge Elementary Schools. The information gleaned from these three sites was then used to determine traffic impacts to the Wilburton neighborhood along with the information derived from the Bellevue School Board regarding the proposed school boundary as identified in Section III above.

Access is proposed for this site at two locations on Main Street: the southwest corner for staff and buses and further to the east is the primary vehicular access that will allow a right turn onto the site and two lanes for egress. Heffron determined that the average parking demand rate is 1.53 vehicles per employee based upon their analysis of Ardmore, Cherry Crest and Spiritridge Elementary schools. This rate will account for the usage of parking stalls for 50 staff while the balance will be devoted to parent visitors, and volunteers. The parking demand for WES is estimated at 76 parking stalls. However, the BSD proposes to provide a total of 91 parking stalls: 72 parking stalls will be provided in the visitors/staff parking lot while 19 staff parking stalls will be provided in the bus parking lot. See proposed schematic design for the parking lot as noted below. Additionally, the BSD will be required to sign the staff and visitor stalls prior to Certificate of Occupancy for this facility. See Section XII.D for related condition.

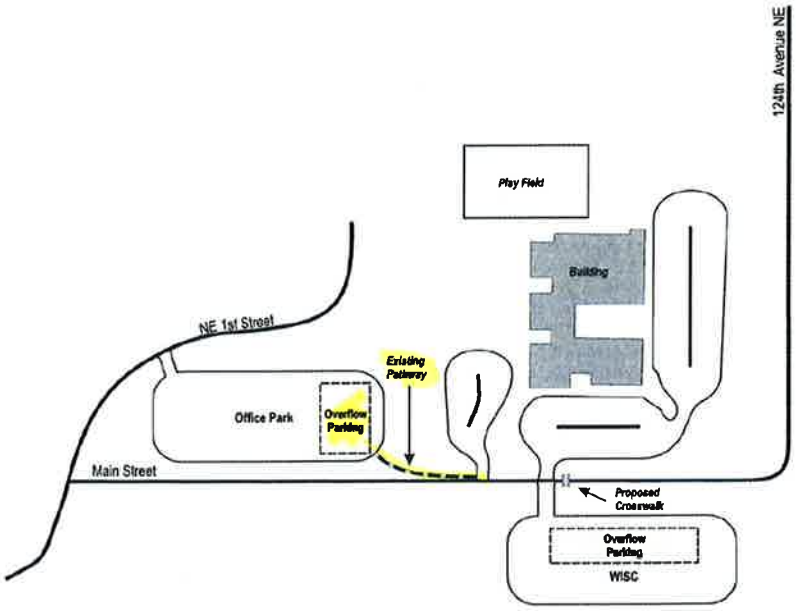


Queueing for this site is robust for the parking lot. Heffron has proposed a drop-off/pick-up queue of 1,400 feet. A total of 70 vehicles may be held in this queue along with a pass-through lane. The site can service in a 20 minute interval; 4 vehicles per minute for a total of 80 vehicles with the proposed queue. Conversely in an hour, 240 vehicles can clear the site. All of this analysis is based upon the assumption that each student exits the vehicle in 15 seconds.

The afternoon queue will act differently as described from the morning because of arrival times of parents to pick up their children. The typical afternoon queue is estimated at 68 vehicles. There

will also be an estimated 40 parking stalls available for parents of smaller children that require them to park and walk in to the school for pick up.

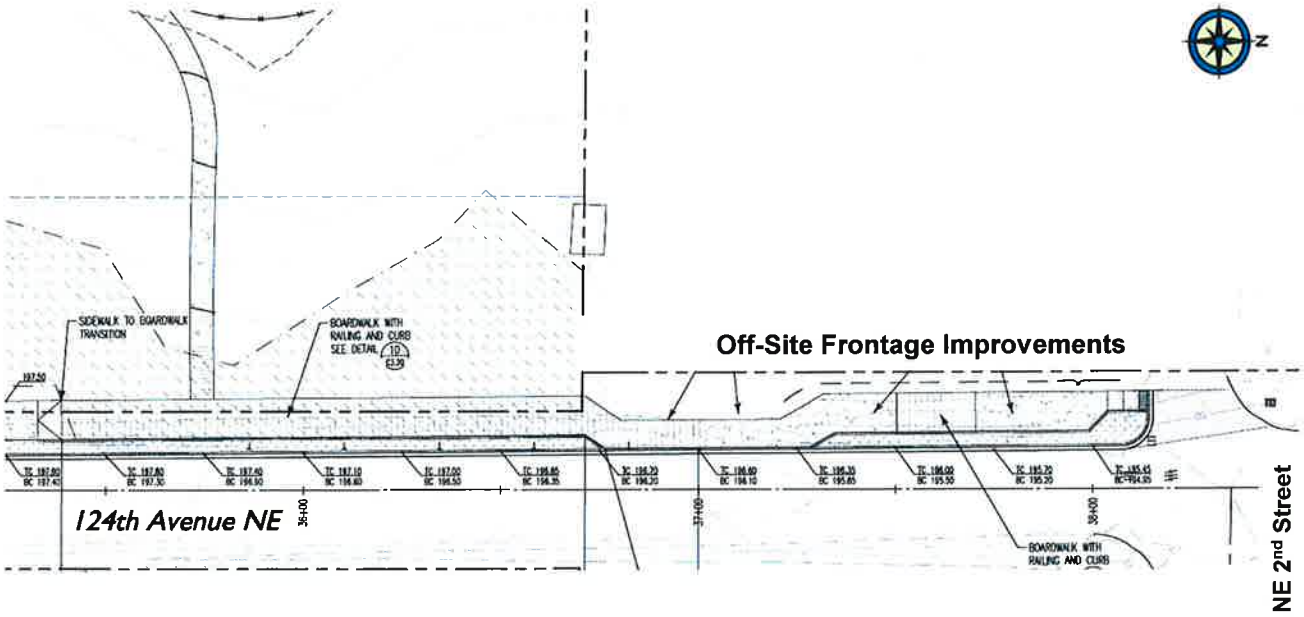
The BSD also owns two sites adjacent to WES: Wilburton Instructional Service Center (WISC) to the south of this property across Main Street and to the west an office building for their administrative services. The WISC site has 82 parking stalls that are 52% utilized (43 stalls) during the week while the office building to the west has a total of 289 surface parking stalls 60% utilized which amounts to (176 stalls) utilized during the day. These additional stalls will be available for after-hour events at WES. The BSD estimates that six evening events will be held in a school year with an attendance of 500. Heffron estimates that the parking demand for these evening events will be 140 to 165 parking stalls. A total of 370 parking stalls will be available for said events with an attendee rate at 3.0 to 3.5 per vehicle. A pedestrian pathway already exists to the west to allow ease of access to the office building to the west while a new cross walk with a rapid beacon system will be installed that will allow pedestrian access across Main Street from the WISC site.



Buses will use the westerly driveway. It has been designed to hold six school buses. There is the opportunity to utilize the bus lane for additional student drop-off/pick-up after buses have vacated the area for up to 20 vehicles.

Pedestrian Facilities

There are no existing pedestrian facilities to the WES site. Frontage improvements will be required by the Transportation Department for walkers who are located within the one mile radius of this site. As mentioned in Section IV.E above, traditional frontage improvements along with pin-pile boardwalks will be provided along 124th Avenue NE and Main Street. Off-site pedestrian improvements will be provided at the northeast corner of the site to NE 2nd Street to allow students to walk west across the existing crosswalk and then south on the new frontage to the proposed pedestrian path at the northeast portion of the site. Additionally, a sidewalk will be provided at the southwest corner of the property to the office park to allow pedestrian access when additional parking is necessary.



The BSD estimates that 135 students live within the estimated one mile walking radius. Of this count, it is estimated that 12 students may ride their bicycles to WES. The amount of walkers is generally thought to be weather dependent. During inclement weather conditions, the numbers of walkers generally decline in favor of parents driving their vehicles to drop-off/pick up their students.

It should be mentioned that robust conversations were held at each of the public meetings regarding pedestrian safety. This is due to the 90-degree curve that exists at the southeast corner of Main Street and speeding documented by the Bellevue Police Department (BDP). The posted speed for Main Street and 124th Avenue NE is 25 mph but vehicles have been tracked at 32 mph. The Transportation Department has proposed many mitigation measures to address pedestrian safety for WES. See Section VII.A for further discussion on the proposed mitigations.

V. Public Comment

The City held two public meetings on this proposal: April 12, 2016 and November 17, 2016. The first meeting in April had approximately 30 attendees and 18 attendees at the November meeting excluding the BSD's consultant team and City staff. The major issues are noted below:

1. Use of NE 1st Street: The Wilburton neighborhood surrounds this site. Many neighbors spoke about use of the adjacent, unimproved NE 1st Street as a viable vehicular access to reduce reliance on Main Street. This was viewed as an opportunity to lower the traffic volumes on 124th Avenue NE and Main Street. Some neighbors wanted the BSD to install NE 1st Street the second year after WES would be operational. Also, the commenters felt that the City should partner with the BSD to install this road.

   Response: The BSD developed five different site iterations for this proposal that were evaluated under the BSD's predevelopment services application as discussed in Section III above. Two of the options included use of NE 1st Street. However, further review did not show that this option would improve traffic operations. Because this is a new school, there are no existing traffic patterns on which to base the analysis. As a result, methods to review and correct unforeseen impacts have been developed for this project and are discussed in detail below.

   After considerable analysis by Heffron Transportation, Inc. and review by the Transportation Department, a detailed traffic mitigation plan was developed that prioritized non-structural

and structural mitigations that could be implemented after the school opens with a graduated approach that addresses specific impacts that may arise. Use of NE 1st Street would not be an immediate solution if, for example, spillover queuing occurred in the City right-of-way, and a solution that revised site operations may be more effective at resolving the issue. If the identified mitigations in Attachment E are exhausted and still do not correct impacts to the City streets, then the BSD would be required to study use of NE 1st Street via the Pre-Development Services (DC) process. The Transportation Department would analyze any future traffic study and make a final determination regarding the feasibility and use of NE 1st Street. As a condition of approval, the BSD and the City will enter into a Memorandum of Understanding (MOU) to codify the mitigation sequencing and any further transportation analysis that may be required for this site. See Section XII.D for related condition and Attachment E for draft MOU. Additionally, see Section VII.A, Transportation for further discussion regarding the submitted reports from Heffron Transportation and City analysis.

2. Off-Site Queuing to City Streets: Concerns were raised during the meetings regarding queuing lengths and spillover to Main Street and 124th Avenue NE.

   Response: The BSD has designed a very generous queue that measures 1,400 feet and will hold 70 vehicles. Additionally, a right turn pocket will be installed to facilitate traffic entering the site and to minimize disruption of traffic traveling westbound on Main Street. Bus traffic has been separated from vehicular traffic to reduce queuing lengths as well. See Section VII.A, Transportation for further discussion regarding queuing and proposed mitigations.

3. Sight Lines and Vehicular Speeding on Main Street and 124th Avenue NE: Many neighbors discussed sight line issues regarding the aforementioned streets. 124th Avenue NE has a blind corner as vehicles are heading south to Main Street while Main Street has a slope that may create stopping distance issues for vehicles traveling east. Many neighbors also spoke about the safety of elementary children walking to school due to the sight lines and speeding issues on Main Street and 124th Avenue NE.

   Response: In many of their previous schools, existing frontage infrastructure is generally in place when the BSD has redeveloped its sites. However, since this is a new school where one has never been developed, the BSD will be responsible for installing the required frontage improvements on Main Street and 124th Avenue NE. Due to the presence of wetlands and streams, a combination of traditional sidewalk along with boardwalk will be used to direct pedestrians to the front door of the site. A raised crosswalk with rapid beacon system will be installed west of the proposed vehicular access for the site. Another crosswalk will be located off-site on 124th Avenue NE to aid students crossing from NE 2nd Street to the west side of 124th Avenue NE. Additional sidewalk will be added in this location as well.

   The Bellevue Police Department (BPD) has tracked speeds in this area and it is noted at an average of 32 mph while the streets are signed as 25 mph. Transportation and Land Use staff have meet with BPD to apprise them of the planned new school. BPD has committed to aid the BSD by increasing speed monitoring in the area just prior to the opening of the new facility. Additionally, during the first week of school to establish vehicular patterns for the new facility, an off-duty officer may be used to direct pedestrian crossings. This should be detailed within the forthcoming MOU as a pedestrian mitigation. See Section XII.D for related condition.

   For further discussions regarding sight lines and required mitigations, see Section VII.A.

4. Service District Boundary for WES: There were a few questions regarding the proposed service boundary for the new school. How will students who attend Woodridge, Enatai and

Clyde Hill be assigned to WES? Additionally, schools such as Woodridge and Clyde Hill are overcrowded.

Response: A scattergram map was provided by the BSD to provide an overview of where students are living in the area to aid the City in its transportation review. See Section III above to review provided map and the BSD's design goals for WES. Outside of this, the issue is beyond the City's purview and is the responsibility of the Bellevue School Board. Attendees who had such questions were directed to contact them directly.

It should be mentioned that during the November 17, 2016, public meeting the BSD announced that they have purchased the former Safeway bread plant located at 2150 120th Avenue NE. The intent of this site is to service Bel-Red with an elementary school at this location. The BSD will determine when this new site shall be brought on-line. This will further modify future service boundaries once this site is developed.

To date, staff has received 27 letters on this project. Comments raised in these letters are reflective of the comments noted above from the City led public meetings.

District Held Public Meetings

The District conducted three public meetings on the following dates: December 19, 2014, May 14th, 2015 and November 10, 2015. All meetings were very well attended. The District's consultants addressed questions from the neighbors regarding vehicular access and queuing, pedestrian safety for students and routes of travel, parking, and architectural design of the facility. Feedback received from these meetings advanced the project design and contributed to the development of mitigation measures that would address neighborhood concerns.

VI. Changes to Proposal Due to Staff Review

Site Design

1. Frontage improvements were required by the Transportation Department for 124th Avenue NE and Main Street. Additional wetland study was required to determine how such a pedestrian walkway can be installed along 124th Avenue NE. The Watershed Company, upon further reconnaissance, determined where traditional frontage improvements may be used while a pin-pile boardwalk will be used over identified wetlands to reduce impacts of these necessary improvements.
2. A right-turn pocket was required along Main Street to enhance vehicular circulation to separate vehicles going to the school from pass through traffic.
3. The proposed vehicular driveway was required to be widened to allow one lane for ingress while the other two lanes will be used for a full out either to the east or west.
4. A pedestrian path was required at the northeast corner of the site to allow pedestrian access west to the proposed school.
5. The Transportation Department required that all off-site pedestrian improvements be shown on all plan sets for review and approval to aid students in their ability to access this site.

Building Design

1. Weather protection was required at all building entries.

VII. Technical Review

1. Transportation Department

A. Background

The Bellevue School District proposes construction a new elementary school in the Wilburton neighborhood at the northwest corner of 124th Avenue NE and Main Street. The site is currently undeveloped, and is bordered on the north by single family residences, on the east by Wilburton Hill Park, on the south by the BSD's Wilburton Instructional Service Center, and on the west by the Eastridge Corporate Center office park.

The school is planned to serve a population of 650 students in an attendance area that reaches from Lake Hills Connector to Highway 520 between Interstate 405 and 136th Avenue SE, and a portion of downtown Bellevue from Main Street to NE 12th Street between Bellevue Way NE and Interstate 405. See Section III for draft map. The area within one mile of the school south of NE 8th Street and east of Interstate 405 is planned to be a walking area, and the remainder of the students will be bused. The hours of operation for the school have yet to be determined, but will likely be similar to other elementary schools and start around 8:00-9:00 am and end around 3:00-4:00 pm.

The project proposes to have the main driveway access on Main Street across from the west WISC driveway. A secondary access is proposed west of the main driveway that will be used for the bus loop and employee parking area.

A traffic impact analysis (TIA) was prepared for this project by Heffron Transportation Inc. The final version of this study, dated February 3, 2017, is the basis of this review.

B. Existing Transportation Facilities and Level of Services

This site is fronted by NE 124th Avenue NE on the east and Main Street on the south. Since the site is undeveloped, there are no existing access points. An unopened right-of-way for NE 1st Street terminates on the west side of the site. 124th Avenue NE is a collector arterial with one lane in each direction, an asphalt paved multi-purpose path on the east side, and no pedestrian facilities on the site's frontage on the west side. This street forms a two-way intersection at a 90-degree angle with Main Street at the southeast corner of the site. Main Street is a collector arterial with one lane in each direction. On the south side of Main Street, there is a paved multi-purpose path on the east segment and a six-foot sidewalk on the west segment. There are no facilities on the site's frontage on the north side of Main Street. Both 124th Avenue NE and Main Street are posted with a 25 mph speed limit.

Since many students will be walking or biking to the site, the bicycle and pedestrian facilities in the area were inventoried. The site itself has no sidewalks on any of its frontage. There is a bicycle path on the east side of 124th Avenue NE and the south side of Main Street, however there is no safe crossing location in the vicinity of the site along Main Street. Just north of the site on 124th Avenue NE, there is a marked crosswalk at NE 2nd Street but there is no sidewalk from there to the site.
Within the expected walking area, gaps in pedestrian facilities were identified in the following locations:

- Approximately 600 feet on the east side of 118th Avenue SE south of Main Street

- Approximately 60 feet on the south side of Main Street east of 118th Avenue SE
- Approximately 500 feet on the north side of NE 2nd Street east of 124th Avenue NE

Traffic counts were taken in the area in December 2015 and January 2016. This data was used to analyze level of service (LOS) at six intersections near the school and the two existing WISC driveways on Main Street. For the morning peak hour, all locations have an LOS A or B except NE 8th Street/124th Avenue NE which has an LOS C. In the afternoon peak hour NE 8th Street/124th Avenue NE and SE 1st Street 116th Avenue SE have LOS C with the rest of the intersections operating at LOS A or B.

C. Trip Generation and Forecasts

The TIA projected future traffic volumes for this school based on volumes from three existing elementary schools, Ardmore, Cherry Crest, and Spiritridge. These schools have their heaviest volumes in the morning estimated between 8:00 and 9:00 am, followed by the after school period between 3:00 and 4:00 pm, and then the City-wide pm peak period between 4:00 and 6:00 pm. Using a weighted per student average, the trip generation was estimated to be 280 vehicles in and 260 vehicles out in the morning peak, 135 vehicles in and 145 vehicles out in the after school peak, and 50 vehicles in and 70 vehicles out in the pm peak period. Since this is a new school at an undeveloped site, all of these trips are new trips in the system. In addition to the passenger vehicles, 6 buses are expected to serve the school.

D. Future Conditions

Site Access and Alternatives Analysis
Since this is an undeveloped site with no existing access points, the project team analyzed a number of different site configurations to determine where the site access would be located. These included options for access on 124th Avenue NE, Main Street, and NE 1st Street. Many factors such as traffic operations, wetland impact, on-site queuing area, and pedestrian access were considered in this analysis. As mentioned in Section III above, each alternative was scored and ranked based on the criteria. Alternative E with proposed access of two driveways on Main Street was ranked as the best option by BSD. The complete alternatives analysis is included in Appendix C – Site Access Feasibility Analysis in the project TIA.

The City reviewed the alternatives with respect to access and other issues and concluded that Alternative E with two driveways on Main Street would provide the best access to the property from a traffic operations standpoint. This alternative would allow the school to be neighborhood-facing, providing direct access to the front of the school. It would also allow a large amount of parking and queuing to be provided on-site, and allows access to an overflow parking area across the street if needed. None of the other access options were shown to significantly alter traffic patterns or improve levels of service beyond what would be expected for Alternative E and would have disadvantages. The access option using 124th Avenue NE would increase the impact to wetlands and decrease on-site queuing area. The access option using NE 1st Street would also impact wetlands and make the site more difficult to access from the neighborhood.

Because this is a new school with a new attendance configuration and without established traffic patterns, the analysis conducted has a higher degree of assumption than with other types of projects, such as a school renovation. Since even established schools can have

unanticipated impacts after opening, the City is requiring a monitoring program for its first four years of WES operation. As a condition of approval, the City and BSD will execute a Memorandum of Understanding and Transportation Monitoring Plan. The TMP will require that BSD monitor at least four performance measures twice a year to determine if the school is operating as expected or if unanticipated impacts are resulting from addition of WES to the neighborhood. Issues that are identified that impact the City street system will be required to be mitigated as needed, depending on the impact. If it is determined that the access to the site is insufficient, the options for providing access to the site from 124th Avenue NE and/or NE 1st Street will be studied and implemented, if necessary.

Level of Service
The level of service analysis used the forecasted traffic volumes to calculate the LOS at the six study intersections, the east WISC driveway, the school entrance/west WISC driveway, and the new bus loop driveway. All locations are forecast to operate at LOS C or better in the opening year of 2018.

E. Operational Impacts and Mitigation

Queuing Analysis
Many of the existing elementary schools have or have had impacts to the surrounding street system during pick-up and drop-off times due to inadequate design of the loading area and parent queue. It is important for the design of this school site to plan for sufficient on-site queuing area and not cause impacts to the surrounding street system. The proposed site design uses a long vehicle loop on the east side of the school to provide 1400 lineal feet of queue, which is enough to accommodate 70 vehicles. Heffron calculated in their TIA that the maximum queue for WES would be 23 vehicles but the BSD is providing 1,400 feet because the site can accommodate the larger queue to maximize site operations fully.

In order to facilitate efficient use of the pick-up and drop-off area and avoid impacts to the surrounding street system, the school will be required to provide information to parents prior to the beginning of each school year detailing site operations. See Section XII. A, B, C, D, and E for related Conditions of Approval.

School Zone Designation
The addition of an elementary school at this site will require that a school zone be established in the area around the site through action by the Bellevue City Council. This zone will extend from about 400 feet west of the school on Main Street, then around the 90 degree bend and north on 124th Avenue NE to about 300 feet north of the crosswalk at NE 2nd Street. The zone will be identified with signage and flashing beacons to lower the speed limit to 20 mph during the times when children are present before and after school. A wireless hub will be required to be placed at the school to facilitate programming of the flashing beacons according to the school schedule. See Section XII. A, B, C, D, and E for related Conditions of Approval.

Crosswalk and Rectangular Rapid Flashing Beacon Installation
To facilitate pedestrian access to the school, a crossing will be required to be installed across Main Street at the location of the new bus and staff driveway. To reduce impacts to site access and reduce conflicts between vehicles and pedestrians, a single crosswalk will be provided on the west side of the access driveway. Per City standards and to increase visibility, this crosswalk will be marked with a rectangular rapid flashing beacon (RRFB). This beacon can be pushbutton actuated by school crossing guards during school arrival and departure times, or by other pedestrian crossers in all other times.

To facilitate a possible future RRFB installation, conduit will be required at the NE 2nd Street/124th Avenue NE location also. See Section XII. A, B, C, D, and E for related Conditions of Approval.

Sight distance

The sight distance was analyzed at the proposed driveway locations on Main Street. The sight distance was found to meet the City of Bellevue standard at both locations during normal operations; however, there are limiting conditions on Main Street on either side of the proposed driveways that could affect the driver's ability to react. The grade of the road west of the site limits sight distance to 348 feet from the crosswalk and 389 feet from the driveway, and the 90 degree corner at the southeast corner of the site limits sight distance to 400 feet from the crosswalk.

Because the morning and afternoon peak traffic periods will impact operating conditions on Main Street, BSD was required to provide a more detailed sight distance analysis for the main driveway. This analysis was required to consider queued traffic stopped at the crosswalk as that would effectively shorten the available sight distance. WSDOT standards were used in the analysis to allow factors such as grade and eye height to be considered. The distances were calculated using a design speed of 30 mph even though the school zone will be posted at 20 mph, to provide a more conservative analysis.

The required stopping sight distance for westbound traffic was calculated as 197 feet and rounded to 200 feet. To mitigate the potential for the westbound traffic to queue into the required sight distance area, a right-turn channelization pocket will be added to provide free movement for vehicles turning into the site leaving only through-traffic to queue at the crosswalk.

For eastbound traffic, the 11 percent grade increases the required sight distance to 236 feet, rounded to 240 feet. The 95th percentile queue at this location was calculated to be 84 feet, reducing the available distance to 262 feet. This will meet standards but does not provide much available space to account for variations that could occur in the queue length if the crossing time is extended or if traffic volumes are briefly heavier than average. To mitigate for this potential, advanced warning signs will be required to be installed upstream from the crosswalk to warn of the potential for stopped vehicles ahead. These will be tied to the operation of the RRFB, and will be programmed to flash when that beacon is activated. See Section XII. A, B, C, D, and E for related Conditions of Approval.

Buses and Service Vehicles

Six bus spaces will be provided next to the curb in the bus loop on the west side of the site, which will be adequate to serve the projected population. Garbage trucks and delivery vehicles will use a service area on the northeast corner of the building which will be accessed via the vehicular loop. Note that on-street loading will not be allowed. See Section XII. A, B, C, D, and E for related Conditions of Approval.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The site's frontage on Main Street and 124th Avenue NE shall be improved as follows:

1. Install a new standard concrete curb and gutter along the site's frontage on both streets.

2. On Main Street, install a new standard concrete sidewalk at least eight feet in width with a planter strip of at least 4 feet west of the main driveway, and eight feet in width east of the driveway where it is adjacent to the curb.

3. On Main Street, provide right turn channelization pocket east of the main driveway.

4. On 124th Avenue NE, install a sidewalk and/or a boardwalk meeting ADA requirements. A structural peer review may be required for the boardwalk.

5. Off-site, provide pedestrian facilities meeting minimum ADA standards in areas identified on 118th Avenue NE, Main Street, and NE 2nd Street.

6. Drainage facilities meeting Utility Department standards will be required where appropriate.

7. Driveway approaches shall be designed and constructed per an appropriate choice from among Transportation Department standard drawings SW-140-1, SW-150-1, SW-160-1, or SW-170-1. The west driveway must accommodate the turning radii of school buses.

8. Sidewalks into the site adjacent to a driveway may require special consideration to order to achieve an ADA-compliant cross slope for a landing area where pedestrians would make a 90-degree turn.

9. Analysis of the existing street lighting system is required to show adequacy and conformance with current requirements. This analysis must meet the requirements of the city's traffic signal and streetlight engineering group. If any new lights are required, then such lights and related hardware shall be installed at developer expense, based on plans that would be approved as part of the approval of the clearing and grading plans.

10. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

11. Provide all signage and beacons needed for the school zone to be developed around the site on Main Street and 124th Avenue NE.

12. Provide a crosswalk and RFFB on the west side of the main driveway. Provide advanced warning signs actuated by the RRFB.

13. To allow remote programming for the school zone and flashing beacons, a wireless hub radio and node shall be installed per the City's specifications.

See Section XII. A, B, C, D, and E for related Conditions of Approval for all street frontage improvements and transportation-related construction impacts.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's

condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, Main Street and 124th Avenue NE have been classified as Overlay Required. See Section XII. A, B, C, D, and E for related Conditions of Approval.

F. Concurrency (Mid-Range Analysis)

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. However, public education facilities are exempt from concurrency analysis per BCC 14.10.020.I.

G. Long-Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of land use growth projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into fourteen Mobility Management Areas (MMAs) for analysis purposes. The school site lies partially within MMA # 4 and partly within MMA # 6. The Transportation Facilities Plan EIS assumes that MMA # 4 has 1,004,945 square feet of "other" (non-commercial and non-residential) building space to be added by the year 2027 and that MMA # 6 has 469,632 square feet of "other" (non-commercial and non-residential) building space to be added. The proposed new elementary school will include approximately 83,725 square feet of building space. Therefore, based on square footage by land use type within the MMA, the proposed development project is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. However, BCC 22.16.070.B.7 exempts publicly funded schools from the impact fee requirement.

The primary concern regarding long-term traffic impacts of this proposal is whether the increased traffic, on-site queuing, and pick-up and drop-off behavior associated with the student enrollment of 650 can be successfully handled on-site without significant negative impacts to the surrounding street system. See Section XII. A, B, C, D, and E for related Conditions of Approval for requirements regarding the management of on-site traffic and future monitoring requirements.

2. Utilities Department

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design

review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section XII.B for conditions. At the time of writing this staff report, the applicant had submitted the required Developer Extension Agreements for water and storm.

3. **Fire Department**

   The Fire Department has reviewed this application. The proposal generally conforms to the Fire Code requirements for site circulation and access. Final review and approval will occur through the associated building permits for this proposal.

4. **Clear and Grade Division**

   The Clear and Grade Division has reviewed and approved the submitted proposal.

5. **Parks Department**

   The Parks Department has reviewed and approved the submitted proposal as conditioned.

VIII. State Environmental Policy Act (SEPA)

The Bellevue School District is an agency with SEPA jurisdiction, which permits the District to complete its own environmental determinations. The District has chosen to exercise this right for this project. A Determination of Non-Significance (DNS) was issued on November 10, 2015, with an appeal period ending November 27, 2015. A copy of this DNS is located within the project file.

IX. Applicable Decision Criteria

Conditional Use: The Director may approve or approve with modifications an application for Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30B.140. After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Conditional Use decision criteria:

1. **The Conditional Use is consistent with the Comprehensive Plan.**
   This proposal is located within the Wilburton/NE 8th Street Subarea Plan. The Comprehensive Plan designation for this site is Single-Family—Medium, which is consistent with the zoning classification of R-3.5 for this property.

   POLICY S-WI-1: *Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.*

   Discussion: This plan established appropriate areas for non-residential uses. Beyond these areas, non-residential uses, except for those normally permitted in residential areas, (such as parks, churches, schools, utilities, and home occupations) should not be permitted to encroach into residential areas. This does not limit the potential for development that mixes residential uses with commercial, institutional or other uses in areas that are predominately non-residential.

   Finding: Schools are nonresidential uses deemed appropriate to locate within residential districts, and as such are contemplated for these districts via the designated development review process. School service boundaries, however, are under the purview of the Bellevue School District. With the development of WES, the Bellevue School district will need to modify existing boundaries to accommodate the presence of this new facility. See Section III above and the Bellevue School Board Resolution attached herein.

POLICY S-WI-16. *Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.*

Finding: The northeast corner of the Wilburton Elementary School site is within the Kelsey Creek Basin. The property, in general, contains three wetland areas and one stream. To minimize impacts to the stream and wetlands the school has a compact design and is sited within the outer 25 percent of the stream and wetland buffers. Necessary sidewalk improvements along 124th Avenue NE have been designed with the use of pin-pile boardwalks to avoid fill within the wetland and the required sidewalk will bridge the on-site stream as it parallels Main Street. Wilburton Elementary School has modified the stream and wetland buffers through the City's Critical Areas Land Use Permit process and the stream and wetland areas will be enhanced and restored through mitigation planting as described in Section IV.E above.

POLICY S-WI-12: *The Galeno property adjacent to and north of Main Street at 124th Avenue N.E. is appropriate for Single-family Medium-density in accordance with the Land Use Plan (Figure S-WI.1). Traffic impacts associated with development of this property should be mitigated by the developers.*

Finding: The site known as the "Galeno property" was purchased by the Bellevue School District in 1972 with the intention of developing the site as a school. See Section VII.A, Transportation for identified traffic impacts and associated mitigations. The site will now reflect a nonresidential use within a residential district with appropriate mitigation of traffic impacts consistent with Policy S-WI-12.

POLICY S-WI-21: *The impacts of traffic and the building scale of non-residential uses (such as churches and schools) located in residential areas should be considered during development review.*

> *Discussion: The visual impression of the size (height and bulk) of these buildings should be compatible with the development in the surrounding neighborhood.*

POLICY LU-13: *Support neighborhood efforts to maintain and enhance their character and appearance.*
POLICY LU-14: *Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.*

Finding: Vehicle access will be from Main Street along the south edge of the site. As described in Section VII.A above, a Transportation Monitoring Plan will be developed for WES to maintain safe and acceptable traffic conditions. In addition, as noted in Section VII.A above, a comprehensive traffic study was completed for the proposed school and it was determined that the school traffic would not significantly degrade adjacent intersections or streets.

The BSD will locate their new elementary school in the center of the site facing Main Street. The proposed school is a compact, two-story building design in order to minimize impacts to the on-site stream and wetlands, and to preserve mature trees. The architect considered views of the site from the adjacent residential homes by providing lush landscaping and warm building materials. The thoughtful placement of windows, doors, and openings, and the varied roof line provide scale relief and compatibility with the adjacent residential neighborhood. The building's long facades on the east and west sides are broken up with subtle shifts of colors and materials. The east elevation will be screened by the wetland area adjacent to 124th Avenue NE.

Masonry colors and textures will be used throughout the building design providing warmth and reflecting the natural beauty of this site. Rooftop screens hide mechanical and other equipment to protect the territorial views of neighbors.

POLICY S-WI-24: *Preserve the safety of residential streets and the livability of local neighborhoods by discouraging non-local traffic with traffic management methods.*

> *Discussion: The neighborhoods that lie between Kelsey Creek Park and the commercial development along 120th Avenue N.E. are concerned about traffic growth on their residential streets due to: the development of Kelsey Creek and Wilburton Parks, cutthrough traffic generated by commercial developments, and traffic avoiding I-405.*

Finding: A TIA was completed for the proposed school, see Section VII.A above. The proposed school will service the neighborhoods identified in the proposed service boundary discussed in Section IIII; therefore, the project would not be a generator or source of cut-through traffic. In addition, the Bellevue School Board will soon adopt a formal service boundary that will establish the attendees of this facility.

POLICY S-WI-27: *Coordinate off-street biking and walking facilities with on-street walking and biking facilities to provide safe connections to destinations such as schools, parks, shopping, and transit service.*
POLICY S-WI-28: *Improve arterial streets to provide enhanced pedestrian and bicycle access, safety and comfort throughout the non-residential areas of the subarea.*

Finding: Facilities for non-motorized users have been provided through frontage improvements along arterials 124th Avenue NE and Main Street. The site improvements include a combination of traditional frontage improvements, along with a pin-pile boardwalk adjacent to 124th Ave NE to avoid wetland fill, a bridge crossing as the sidewalk parallels Main Street to avoid stream impacts, and a sidewalk along Main Street. A pedestrian and bicycle pathway to the school from the northeast corner of the site has been designed to provide a safe connection for students and visitors arriving from the north and east. Additionally, the BSD will be required to provide off-site pedestrian improvements for students walking west from NE 2nd Street across 124th Avenue NE and south to WES. A new crosswalk with crossing guards will be installed at Main Street near the eastern access as well.

POLICY S-WI-41. *Improve the appearance of public streets by completing the sidewalk system and adding pedestrian amenities such as benches, bus shelters, public art, and landscape barriers where appropriate.*

Finding: As noted in Section VII.A above, street frontage improvements are required as a condition of the development approval. There is an existing sidewalk on the west side of 124th Avenue NE which extends south from NE 8th Street to NE 2nd Street where it abruptly ends. The BSD will complete off-site sidewalk improvements on 124th Avenue NE from NE 2nd Street to the western edge of the site along Main Street. A combination of traditional curb, gutter, and sidewalks will be completed, and a pin-pile boardwalk will be constructed to avoid fill within the protected wetlands. In addition, the BSD will improve the appearance of 124th Avenue NE and Main Street through the enhancement of wetlands and stream buffer areas abutting 124th Avenue NE and Main Street.

POLICY LU-26: *Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.*

POLICY TR-58: *Minimize the number of driveways on arterials to improve the pedestrian environment and reduce the potential for pedestrian and vehicle collisions.*

Finding: The safety of vehicles, cyclists, and pedestrians are a top priority; driveway entrances along arterials are, in general, locations of possible conflict between different modes of transportation. There will be two driveway access points to the site, both on Main Street. The western access will serve bus traffic and staff parking only. The eastern access is across from the WISC driveway and will accommodate parent drop-off and pick-up, as well as staff and visitor access. A right-turn pocket serving westbound traffic will be provided on Main Street. The turn pocket, together with the large on-site stacking lane distance, provide space for queuing and is intended to minimize interruptions to southbound traffic on 124th Avenue NE and traffic flow on Main Street. A crosswalk with crossing guards will be located immediately west of the parent drop-off and pick-up access point to reduce pedestrian and vehicle conflict as vehicles enter the site.

POLICY TR-146: *Consider neighborhood traffic and livability conditions and address potential adverse impacts of public and private projects during the planning, designing, permitting, and construction phases.*

Finding: See Section VII.A, Transportation analysis above for response to the applicable policies.

Policy HS-9 "Encourages cooperation with the school district in the development and utilization of schools as a focal point for the identification of needs and delivery of services to children and families."

Parks Plan (Summary): "Properties owned and operated by the Bellevue School District are an important component of Bellevue's open space system. They contribute more than 500 acres, or 26 percent, to our open space inventory. The use of school sites to supplement City facilities is becoming increasingly important if the City is to satisfy demand for active indoor and outdoor recreation space throughout the community."
Finding: The Parks Plan encourages joint use of school facilities to supplement the City's existing services by providing a wider range of facilities to the public. A survey conducted by The City of Bellevue's Parks Department showed that "79 percent of the respondents encourage the City and the School District to actively explore opportunities for greater joint use of facilities." Schools can be viewed as "community centers" of neighborhoods as focal points within the community.

2. **The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.**

   See Section III for a description of the site and building design. The proposal meets these criteria as it has been sensitively designed to blend in with the existing structure and the adjacent neighborhood. The proposed colors and materials will complement the adjacent single-family development. However, the BSD has not provided lighting details for the building and parking lot. This will need to be provided prior to Clear and Grade issuance. See Section XII.B for related condition.

3. **The Conditional Use will be served by adequate public facilities, including streets, fire protection and utilities.**

   The site will be served by adequate public facilities including fire protection and utilities. The proposed project requires a conditional use permit. The Land Use Code, Section 20.30B.140,

lists five decision criteria for approving a conditional use permit. The third criterion states, "The conditional use will be served by adequate public facilities including streets...." The fourth criterion states, "The conditional use will not be materially detrimental to uses or property in the immediate vicinity...." These criteria together with the Comprehensive Plan policies identified above and applicable transportation development code requirements, provide authority to require transportation improvements based on analysis of expected future conditions. The proposal complies with this criterion because of the following:

- Detailed analysis for new vehicular and bus access on Main Street;
- Requirement for an MOU with the BSD for future traffic mitigations to enhance school operations;
- Parking and circulation to accommodate pick-up and drop-off vehicles;
- Safe school routes provide pedestrian access off-site.

The above changes help preserve the adequacy of the City street system and reduce detrimental impacts to other properties overall.

The Transportation Department recommends approval of this conditional use permit on condition that transportation infrastructure improvements and traffic management policies described in this report are implemented. In the future, if traffic congestion from the school site is seen to create significant, on-going interference with through traffic on adjacent streets or create safety problems, then the City will require school district cooperation in considering and implementing other options. Such options may include school buses, other modes, staggered hours, and revisions or improvements to the school's required transportation management program. See Sections XII. A, B, C, D, and E for related conditions.

4. **The Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

As conditioned, construction of a new facility will not be detrimental to the adjacent neighborhood. Development is proposed in the central portion of the site to reduce wetland and stream impacts at the eastern, southeastern and western portions of the site. Access will occur off of Main Street rather than 124th Avenue NE and the adjacent, unimproved NE 1st Street to avoid vehicular crossings of the Category III wetlands. Impacts to adjacent single-family residences have been minimized due to proposed building setbacks, field placement, tree retention, landscaping and architectural design.

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to BCC 9.18.020.C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction that extends from June 2017 through August 2018. In order to minimize detrimental impacts to residential uses in the immediate vicinity of WES, the District and the contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the District must apply for a separate noise permit for review and approval by staff**. See Section XII.B for related condition.

5. **The Conditional Use complies with the applicable requirements of this Code.**

Perimeter Landscaping (LUC 20.25B.040.C.2.c): WES is located within a residential district but not within a transitional zone. The existing site is currently undeveloped. The BSD proposes to place their turf field and smaller playfields along the north property boundary while the building will be located in the central portion of the site. The perimeter landscaping on the east, south and western portions of the site meander from as low as 8 feet via an ALO to a high of 160 feet due to the presence of the aforementioned critical areas as noted in Section IV.E. Most of the existing vegetation in the critical areas will remain while disturbed vegetation will be mitigated via the replanting plan from the Watershed Company. Traditional perimeter landscaping that combines an overstory and understory that fulfills a Type III landscaping will be planted on the north, south and portions of the western property line.

Vehicular and Pedestrian Circulation (LUC 20.20.590.K.8.c): Vehicular circulation has been provided from Main Street from two access points. The southwest access is designated for buses and staff while the easterly access is designated for vehicles. It will allow ingress and a full out to Main Street.

Pedestrian access has been provided to and through the site to Main Street and 124th Avenue NE. The BSD will also be conducting off-site frontage improvements to ensure pedestrian safety from NE 2nd Street south to this facility. Additionally, a new crosswalk will be required for students walking north to this site from the south.

Site Design Standards (LUC 20.25B.040.D.1 and 2): The existing vegetative screening that exists along the eastern portion of the site and southeast corner will be modified by required frontage improvements but will substantially remain in its natural form. Identified impacts to these areas will be mitigated as noted in Section IV.E above.

Mechanical Equipment (LUC 20.25B.040.E): No exposed mechanical equipment will be located on the roof of this facility. Equipment is proposed to be located in a mechanical attic in various locations of the facility.

Refuse Equipment (LUC 20.25B.040.F): The refuse equipment will be located at the northeast corner of the building adjacent to the fire lane. A storage room and service room are proposed west of the refuse room. The refuse, storage and service rooms will all be gated from student access. The service yard will be screened from public view with walls that will match the building body.

Site Design Guidelines (LUC 20.25B.050.A): The proposal complies with the site design guidelines for schools based upon the following guidelines:

1. **Project traffic would not be directed through an abutting residential district of lower intensity.**

   Access to the site will occur from two proposed accesses along Main Street. Both accesses will front the BSD's WISC which is the District's training center for its teachers and administrators. Travel to the site occurs along 124th Avenue NE and Main Street which are both arterial streets. Access points to the site will not draw non-neighborhood traffic through abutting residential districts.

2. **Loading and refuse collection areas do not face an abutting residential district of lower intensity and are not in a front yard.**

   The loading and refuse areas will be located at the northeast corner of the building adjacent to the vehicular queuing area. It will not be visible to any surrounding residential area to the north of this site due to required trash enclosure for screening of said items.

3. **Significant trees are to be protected and the required landscape areas provided.**

   Landscaping and vegetation will be substantially preserved along the eastern and southeast portion of the site as noted above in Section IV.E The adjacent neighborhood will receive required frontage improvements, but their view of the overstory and understory in these areas will remain substantially the same.

4. **The proposal is compatible with the site context.**

   The proposal has been designed to be compatible with the neighboring WISC while respecting the surrounding single family residential uses. The façade will employ a use of browns, and greys with a blue accent. Weather shelters for students are proposed in alternative primary colors to create a playful accent at the southwest and east building façades of the proposed building for visual interest at the pedestrian level.

   Because of the existing wetlands and streams on this site, the building footprint has been confined to the center of the site which creates a compact building form. Building height is 38 feet, 10 inches. A play shelter is located north of the academic building at a height of 23 feet with outdoor storage buildings for sports equipment at a height of 16 feet.

Building Design Guidelines (LUC 20.25B.050.B): The proposal complies with the site design guidelines for schools based upon the following guidelines:

1. **Building surfaces should be similar to or compatible with surrounding uses**.

   The building has been designed to have a grey/brown colored masonry at the pedestrian level of the building while metal panels in grey, brown, blue and white will be used on the upper elevations of the building façade. The color palette will be complementary to the adjacent neighborhood and nonresidential uses that surround this site. The blue accent panels has been used strategically to provide color and visual interest as a backdrop to the retained vegetation to the east and southeast of this site.

2. **Building faces should contain architectural elements to break down the scale of the building**.

   The building has been designed to incorporate a variety of materials, recesses, and changes in height to diminish the overall horizontal scale of the massing to the pedestrian level. The roof form has been designed as a combination of flat and shed roof forms to provide visual interest while complementing the adjacent single-family neighborhood as shown below:

East Elevation

South Elevation

Building entries have been architecturally highlighted with extensive curtain walls some of which has been accented with white and brown paneling. Additionally, the pedestrian waiting shelters are located adjacent to the queueing lane at the southeast corner of the building and two areas along the east façade.

3. **Roof structures should enhance residential areas using pitched or stepped roof forms.**

   The proposal creates a stepped form from the school, play shelter and storage buildings on the site. Various forms of flat and pitched roof forms are proposed for this facility to replicate adjacent residential and nonresidential uses in the vicinity.

4. **Communication devices should not be visible to residential districts.**

   No communication devices are proposed for this structure with this application.

5. **Material and colors should be compatible with existing residential neighborhood.**

   As noted above, the building has been designed to have a grey/brown colored masonry at the pedestrian level of the building while metal panels in grey, brown, blue and white will be used on the upper elevations of the building façade. The materials and colors chosen will be complementary to the adjacent neighborhood. Their placement on each building façade has been deliberate to create visual interest and break up the overall massing. It should be mentioned that if the applicant revises the building materials, details or colors for this proposal, the revision submittal shall be submitted to the Development Services Department for review and approval through the Land Use Exemption process. See Section XII.A for related condition.

Playfields (LUC 20.20.740.A.8): The playfields will be developed at the northwest portion of the site for elementary aged students. The BSD will limit start times for outside recreational user groups for this field. See Section XII.E for related condition. The Early Learning Center (ELC) will have a pre-kindergarten aged playground east of the proposed building and west of the proposed drop-off and pick-up zone.

X. Critical Areas Land Use Permit Decision Criteria 20.30P

The proposal, as conditioned below, meets the applicable regulations and decision criteria for a Critical Areas Land Use Permit pursuant to LUC Section 20.30P.

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The applicant has applied for the required Critical Areas Land Use Permit and a Conditional Use Permit in order to develop the new facility. The applicant has also applied for necessary ancillary permits to complete required improvements. Based upon the submittal of these applications, the applicant has complied with this regulation.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: As mentioned earlier in this staff report, the Watershed Company has provided recommendations as noted in Section IV.E of this report. The wetland/stream enhancements and additional buffer modifications will upgrade the impacted wetland and stream buffers. This area will be designated as an NGPE on all ancillary permits as shown on Sheets W1.0 through W5.0. See Section XII.A for related condition.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

Finding: The applicant hired the Watershed Company to comply with the standards of LUC 20.25H. See Section IV.E above for additional discussion. Additionally, the Watershed Company has entered into a five year agreement with the District to monitor the designated wetland and stream areas. Sheet W5.0 provides detailed specifications from the Watershed Company that will be implemented with this site. DSD has reviewed these performance standards for this area and finds that the proposal complies with this standard.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: Based upon the conditions of approval in Sections XII of this report, the proposal will be adequately served by the necessary public facilities. Refer to discussion in Section IX.3 above.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: A mitigation plan has been proposed by the Watershed Company for wetland buffer encroachment for vehicular and bus parking areas and required frontage improvements on 124th Avenue NE. See Section IV.E above for further discussion. Additional wetland plantings for enhancements along with fencing will occur to the wetland and stream buffers as noted on Sheets W1.0 through W5.0.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section IV of this report, the proposal complies with all other applicable requirements of the Land Use Code.

XI. Decision/Recommendation of the Director

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, and City Code and Standard compliance reviews, the Director of Development Services Department does hereby **APPROVE WITH CONDITIONS the Critical Areas Land Use Permit, and RECOMMEND APPROVAL WITH CONDITIONS the Conditional Use Permit**.

Note-Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

Vested Status of CUP Approval: The vested status of the CUP approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

XII. Conditions of Approval

A. GENERAL CONDITIONS

1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES: The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Janney Gwo	425/452-6190
Bellevue Development Standards	"	
Transportation Code - BCC 14.60	Molly Johnson	425/452-6175
Trans. Improvement Program - BCC.22.16	"	
Right-of-Way Use Permit - BCC 14.30	Tim Stever	425/425-4294
Bellevue Utilities Code - BCC Title 24	Don Rust	425/452-4856
Construction Codes - BCC Title 23	Mark Chang	425/452-6997
Land Use Code - BCC Title 20	Antoinette Pratt	425/452-5374
Sign Code - BCC Title 22B	"	
Noise Control - BCC 9.18	"	
Uniform Fire Code - BCC 23.11	Sean Nichols	425/452-2926

2. Vehicular Access Restrictions: All vehicular access to and from the site is intended to be via two driveways on Main Street. Vehicle queuing space totaling 1400 feet shall be provided on the site. If vehicle queues extend from the site into the street, turning restrictions may be required at the driveways to prevent impacts to through-traffic.

Authority: BCC 14.60.050, 060, 150, 180; Comprehensive Plan Policy TR 38
Reviewer: Molly Johnson (425) 452-6175

3. Provisions for Loading: The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will

not be permitted. Use of the loading zone is prohibited during morning and afternoon drop-off/pick-up times.

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Molly Johnson (425) 452-6175

4. **Signs:** A separate sign package shall be submitted to DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building.

Authority: BCC 22B.10.040.B.1,2
Reviewer: Antoinette Pratt, (425) 452-5374

5. **Land Use Exemption (LUX):** If the applicant revises the building materials, details or colors for this proposal, the revision shall be processed via the LUX process for Development Services Department review and approval.

Authority: LUC 20.30B.175.A
Reviewer: Antoinette Pratt, (425) 452-5374

6. **Native Growth Protection Easement (NGPE**): The wetland enhancements and additional buffer as noted on Sheets W1.0 and W5.0 will maintain the critical areas in their natural with the identified mitigations implemented for this site. These buffers shall be shown on the civil, landscape and architectural drawings as a Native Growth Protection Easement (NGPE). Additionally, wetland and stream monitoring shall occur for a 5-year period with submittals to the DSD for annual review.

Authority: LUC 20.25H.230
Reviewer: Antoinette Pratt, (425) 452-5374

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. **Right of Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Tim Stever (425) 452-4294

2. **Civil Engineering Plans – Transportation:** Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

    a. Traffic signs and markings.
    b. Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
    c. Boardwalk design including structural peer review.
    d. Off-site pedestrian improvements on 118th Avenue NE, Main Street, and NE 2nd Street.
    e. Right-turn channelization lane and crosswalk with associated signage and marking.
    f. Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons. Reference ADA compliance or provision of MEF form.
    g. Installation or relocation of streetlights and related equipment.
    h. Street lighting.
    i. Installation of a RRFB at the crosswalk and flashing warning signage.
    j. School zone flashing beacons and signage on Main Street and 124th Avenue NE.
    k. Wireless hub for school zone flasher operations.
    l. Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
    m. Location of fixed objects in the sidewalk or near the driveway approach.
    n. Trench restoration within any right of way or access easement.

    Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Maximum Extent Feasible (MEF) form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. MEF forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. MEF forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, MEF forms must be provided prior to project completion.

    Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
    Reviewer: Molly Johnson (425) 452-6175

3. **Building and Site Lighting Fixtures:** More information is necessary regarding exterior lighting (building and parking lot). Prior to issuance of the Clear and Grade Permit, the applicant will be required to submit lighting details (cutouts) of all proposed lighting for the

site. Said lighting shall be confined to the site with no spillover to adjacent single-family residences.

Authority: LUC 20.20.522
Reviewer: Antoinette Pratt, (425) 452-5374

4. **Final Utilities Approval:** The Utilities Department approval of the Administrative Conditional Use application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

   Authority: BCC Title 24.02, 24.04, 24.06
   Reviewer: Don Rust, (425) 452-4856

5. **Developer Extension Agreement:** The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

   Authority: BCC Title 24.02, 24.04, 24.06
   Reviewer: Don Rust, (425) 452-4856

6. **Construction Hours:** Normal hours for construction related noises are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No deliveries shall be scheduled prior to 7:00 a.m. or after 6:00 p.m. Exceptions for construction related noise limitations contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. No blanket exemption exists. Allowances for short term work outside of normal hours for construction related noise shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, **the District must apply for a separate noise permit for review and approval by staff**. In this time period, the site shall be posted on all street frontages prior to the start of construction activity.

   Authority: BCC 9.18.040
   Reviewer: Antoinette Pratt (425) 452-5374

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. **Building and Site Plans – Transportation:** Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

   Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
   Reviewer: Molly Johnson (425) 452-6175

2. **Existing Easements:** Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: BCC 14.60.100
Reviewer: Tim Stever (425) 452-4294

3. **Sidewalk/Utility Easements:** The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100
Reviewer: Molly Johnson (425) 452-6175

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings
Reviewer: Molly Johnson (425) 452-6175

2. **Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

   Main Street and 124th Avenue NE are classified as Overlay Required. For any asphalt street surface classified as Overlay Required, any trenching or construction-related damage to the street surface generally requires a grind and overlay at least 50 feet long for the full width of any affected lane. Details will be specified in the right of way use permit for this project.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294

3. **Transportation Monitoring Plan and Memorandum of Understanding:** Prior to the opening of the school, the Bellevue School District shall implement a Memorandum of Understanding with the City of Bellevue that will outline the monitoring of future traffic operations in a Transportation Monitoring Plan (TMP). The TMP will require reporting in October and April, and will be in place for a period of at least four years after the opening of the school.

   As part of the TMP and prior to initial occupancy of the building, the school district shall produce a Pre-Opening Day Activities Plan, an Opening Day Plan, and an Access Management Plan. These or other educational materials will be provided to all parents in the attendance area. Refer to the Draft MOU in Attachment E.

   The TMP will require that any issues identified post-opening by BSD in their reporting, by the Transportation Department, or by Bellevue Police Department will be immediately investigated and mitigated as appropriate. The TMP shall identify a list of mitigation options

to be considered by BSD that provide a range of increasing intensity from education to enforcement to constructing alternative access. These measures shall be reviewed and approved by the City as required per the Bellevue City Code.

Authority: BCC 14.60.180
Reviewer: Molly Johnson (425) 452-6175

4. **Pedestrian Crossing and Speed Monitoring on Adjacent Streets:** The BSD shall contact BPD to obtain information to contract with an agency for an off-duty officer to aid students in crossing Main Street and 124th Avenue NE. This should be detailed within the forthcoming MOU as a pedestrian mitigation. Additionally, one to two weeks prior to the opening of WES, the BSD shall also contact BPD to begin conducting speed analysis of the adjacent street.

   Authority: LUC 20.20.590.K.8.a
   Reviewer: Antoinette Pratt, 425-452-5374

5. **Parking Lot Signage:** Parking lot signage and pavement markings shall be provided throughout the parking lot. Designated areas for staff, visitor, and Early Learning Center parking is necessary to reduce congestion within the parking lot.

   Authority: LUC 20.20.590.F.2
   Reviewer: Antoinette Pratt, 425-452-5374

E. CONDITIONS POST OCCUPANCY

1. **Future Transportation Condition if Significant Traffic Safety or Congestion Problems are Identified:** If necessary to address specific concerns with safety, pedestrian access, off-site traffic impacts, or other issues associated with school operations, the Bellevue School District will mitigate impacts in accordance with the protocol established in the MOU with the City of Bellevue and associated TMP.

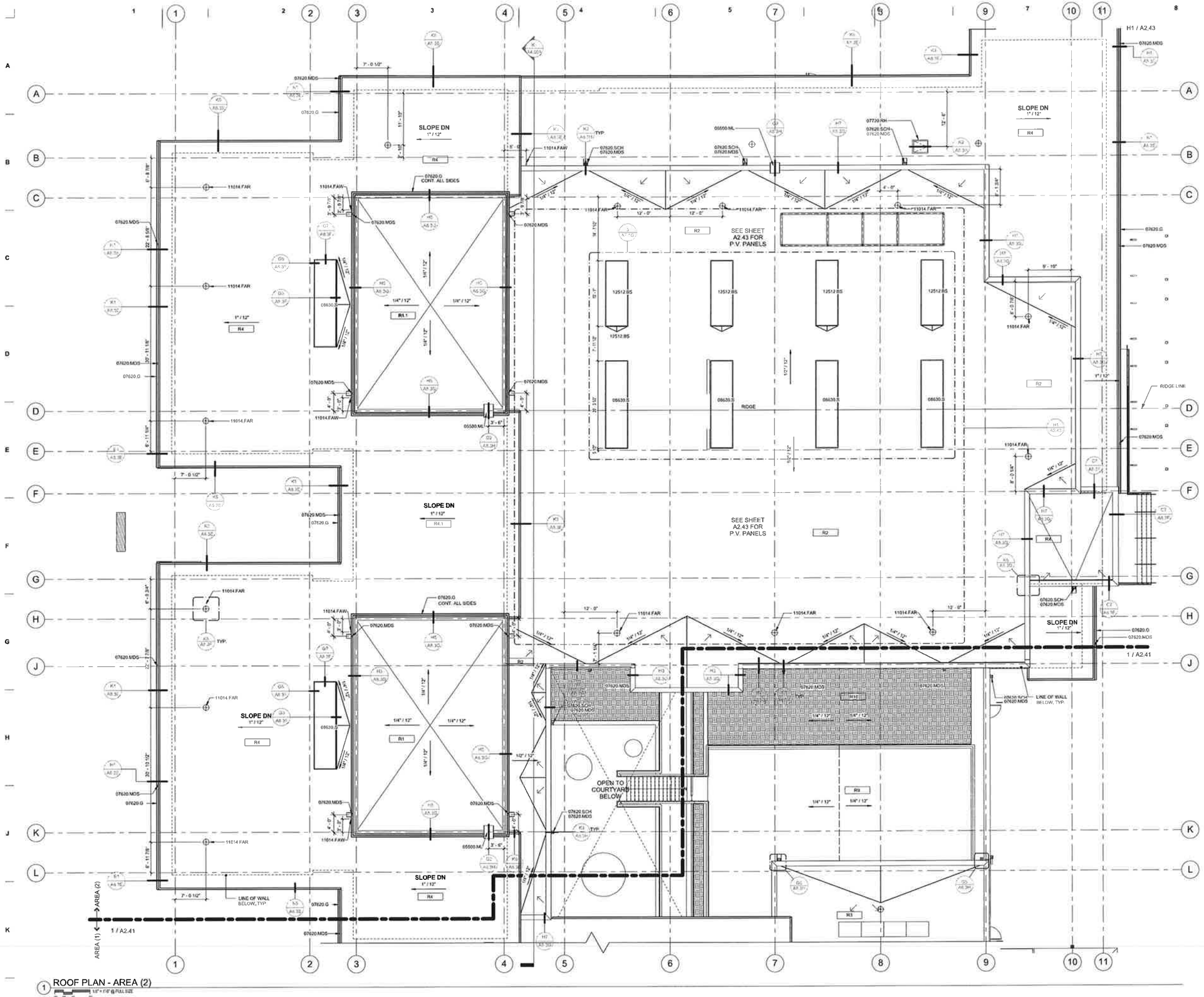
   Authority: BCC 14.60.050, 060, Comprehensive Plan Policy TR 35
   Reviewer: Molly Johnson (425) 452-6175

2. **Playfield Start Time Limitation:** To respond to these concerns, the District will place start time constraints on all user groups of the new field. Start time for recreational activities will be 9:00 a.m.

   Authority: BCC 9.18.020.E
   Reviewer: Antoinette Pratt, (425) 452-5374

Attachments

A. Plans and Drawings
B. Resolution 5840
C. Bellevue School Board Resolution, #16-08
D. Previous WES Schematics
E. Memorandum of Understanding Between BSD and City of Bellevue



1 ROOF PLAN - AREA (2)
1/8" = 1'-0" @ FULL SIZE

MATERIALS KEY

05500.ML	METAL LADDER
07620.G	GUTTERS
07620.MDS	DOWNSPOUTS (METAL)
07620.SCH	SCUPPER INTO CONDUCTOR HEAD
07720.RH	ROOF HATCHES
08630.S	SKYLIGHT
11014.FAR	FALL ARREST ANCHOR ROOF
11014.FAW	FALL ARREST ANCHOR WALL
12512.BS	BLACKOUT SHADES

LEGEND

R3 FOR ROOF TYPES SEE SHEET A2.06

KEY PLAN

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

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ROOF PLAN - AREA 2

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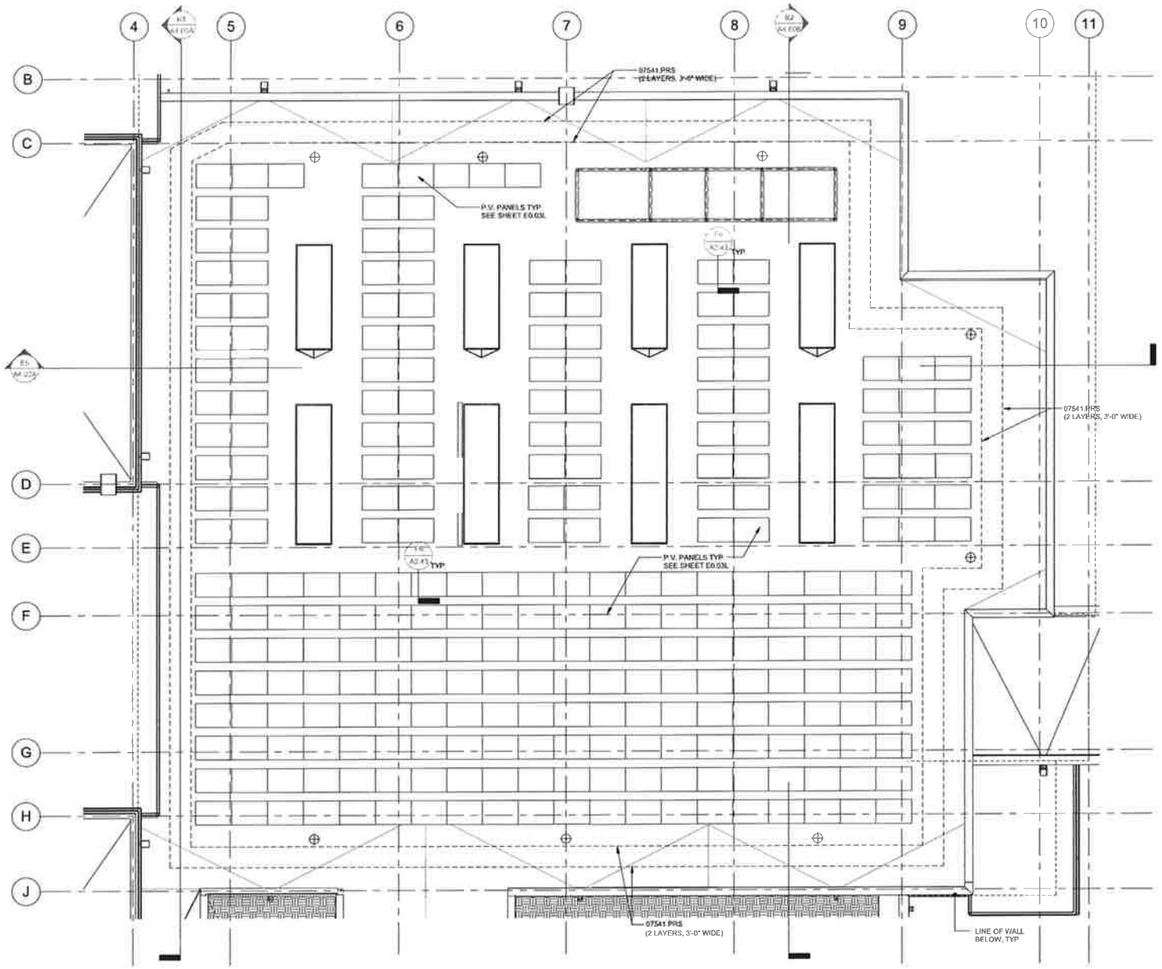
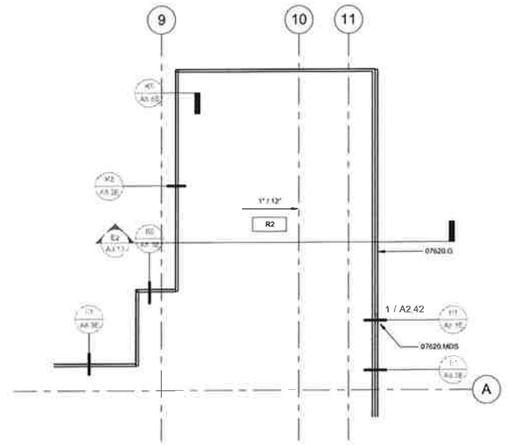
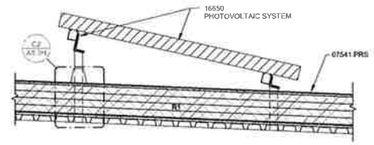


H1 PARTIAL ROOF PLAN - AREA (2) - PHOTOVOLTAIC PANEL LAYOUT



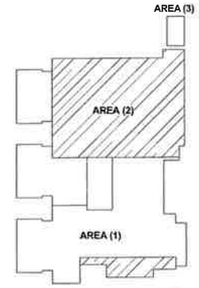
D6 PARTIAL ROOF PLAN - AREA (3)



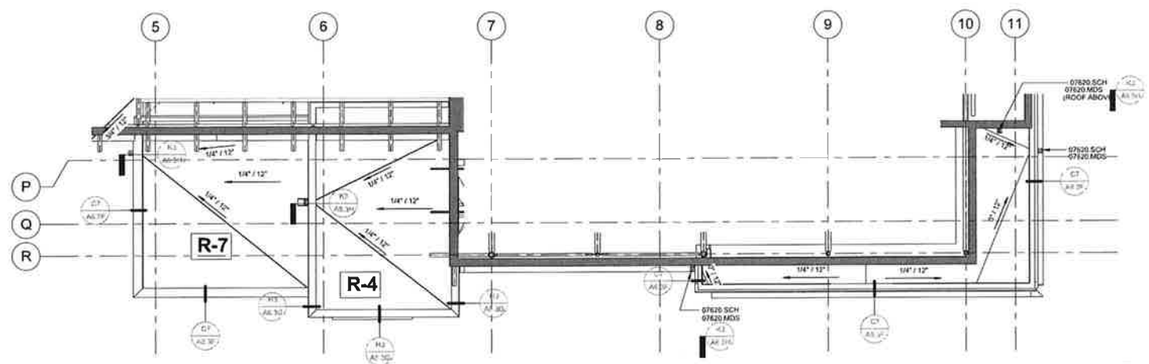
F6 PV PANEL CONNECTION

MATERIALS KEY

07541 PRS	PVC ROOFING SYSTEM
07620 G	GUTTERS
07620 MDS	DOWNSPOUTS (METAL)
07620 SCH	SCUPPER INTO CONDUCTOR HEAD
11014 FAR	FALL ARREST ANCHOR ROOF



KEY PLAN



K4 PARTIAL ROOF PLAN - AREA (1) SOUTH ENTRY

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

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PARTIAL ROOF PLAN - AREAS (1), (2), & (3)

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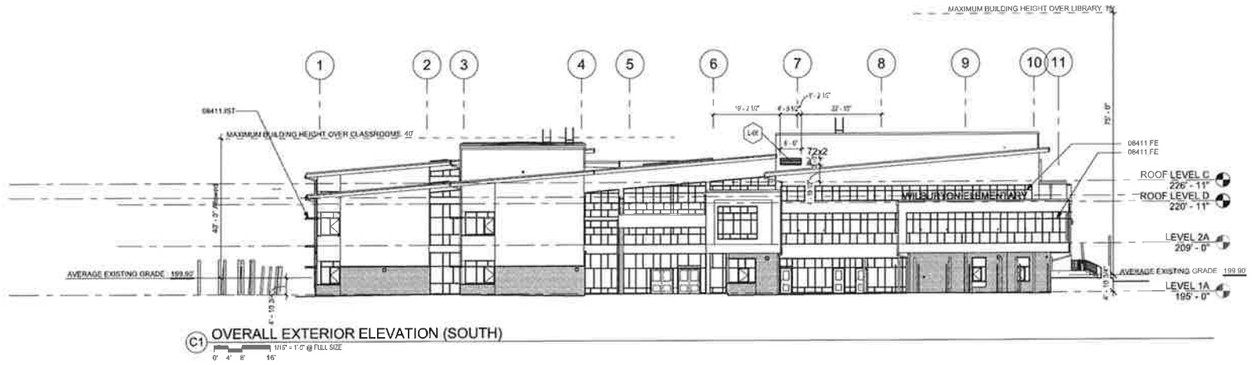
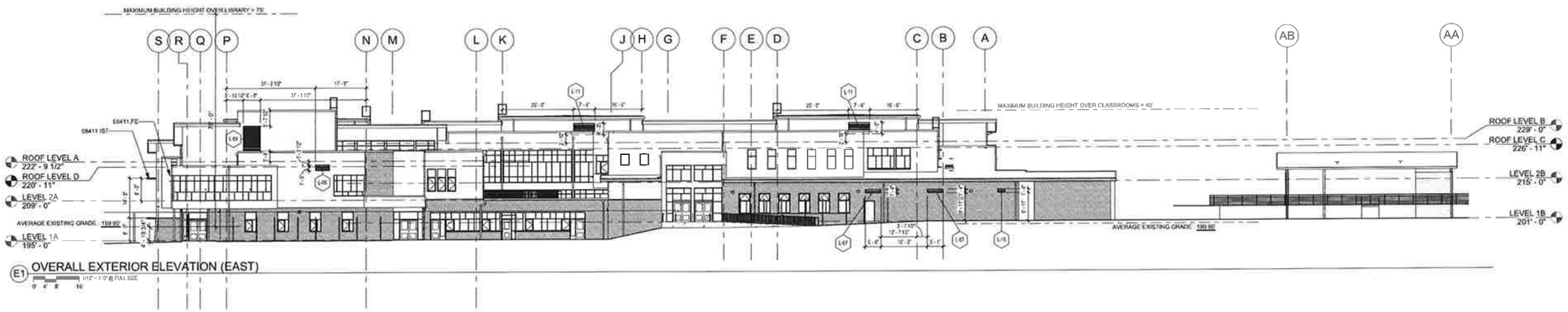


C1 OVERALL EXTERIOR ELEVATION (SOUTH)

1/16" = 1'-0" @ FULL SIZE



E1 OVERALL EXTERIOR ELEVATION (EAST)

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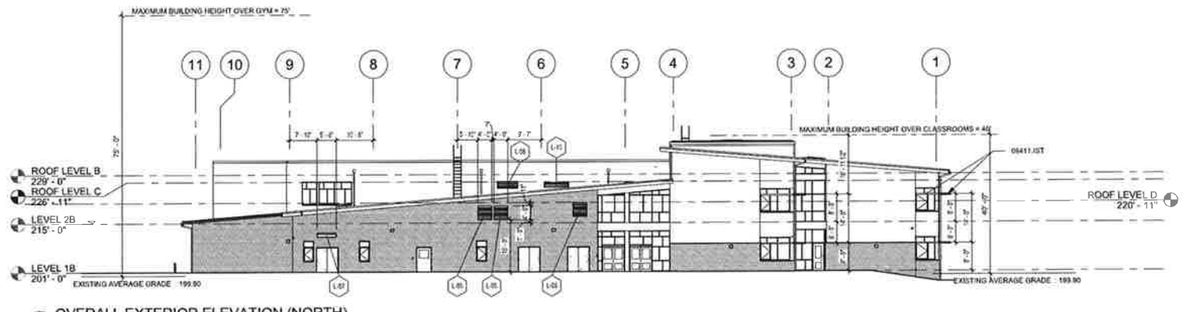
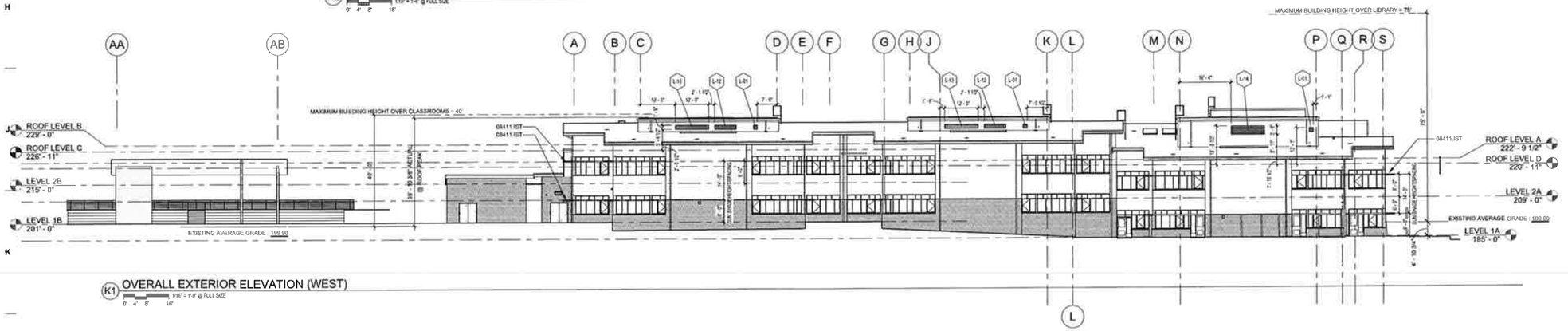


H2 OVERALL EXTERIOR ELEVATION (NORTH)

1/16" = 1'-0" @ FULL SIZE



K1 OVERALL EXTERIOR ELEVATION (WEST)

1/16" = 1'-0" @ FULL SIZE

GENERAL NOTES

FOR LOUVER TYPES SEE SHEET A7.1E.

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

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Drawing Title

OVERALL EXTERIOR ELEVATIONS

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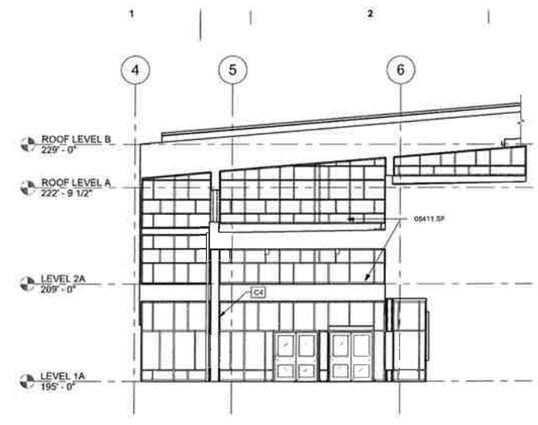
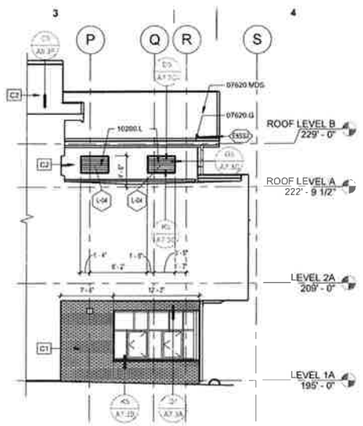
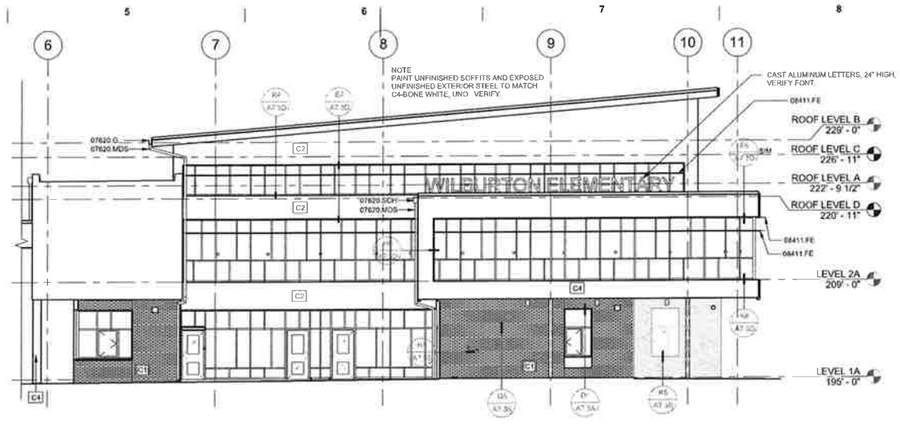






MATERIALS KEY

00000	BIDDING AND CONTRACT REQUIREMENTS
04810.FB	FACE BRICK (VENEER)
07620.G	GUTTERS
07620.MDS	DOWNSPOUTS (METAL)
07620.SCH	SCUPPER INTO CONDUCTOR HEAD
08411.FE	FIN EXTRUSION
08411.IST	INTEGRAL SUN SHADE - TREFOIL
08411.SF	STOREFRONT FRAMING
08630.S	SKYLIGHT
10200.L	LOUVER
11014.FAR	FALL ARREST ANCHOR ROOF

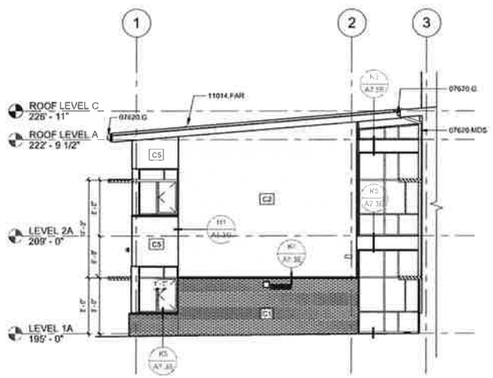
EXTERIOR ELEVATION LEGEND

- Face Brick Veneer - Running Bond (4x2 1/8x7 1/2) 04810.FB
- Horizontal Metal Panels - Royal Blue/Gray 07411.HMP
- Metal Composite Panels - White 07411.MCP
- Vertical Metal Tiles - Bronze 07461.VMT

MATERIAL COLOR LEGEND

- C1 04810.**FB** - Face Brick **Veneer** - Running Bond
  Color - **ONYX** L-3 - **INTERSTATE** BRICK
  Texture - SMOOTH
- C2 07411.HMP - **Horizontal** Metal Panels
  Color - REGAL **BLUE**
- C3 07411.HMP - Horizontal Metal Panels
  Color - Gray
- C4 **07411**.MCP - **Metal** Composite Panels
  Color - BONE WHITE
  Type - Dry Seal w/ Reveal
- C5 **07461**.VMT - **Vertical Metal** Tile
  Color - Bronze Stainless steel

D1 MAIN ENTRY - SOUTH ELEVATION
3/16" = 1'-0" @ FULL SIZE



D3 MAIN ENTRY - WEST ELEVATION
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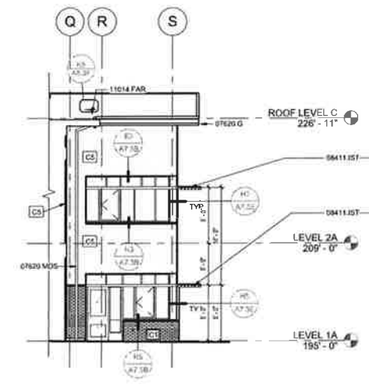

D5 SCHOOL OFFICES - SOUTH ELEVATION
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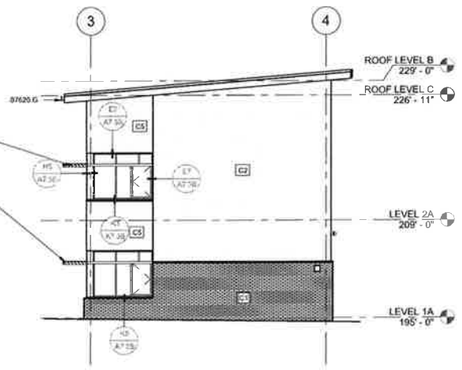
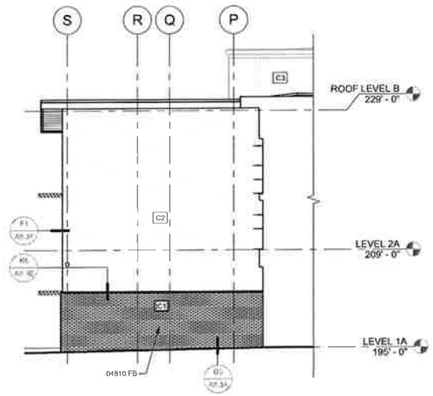


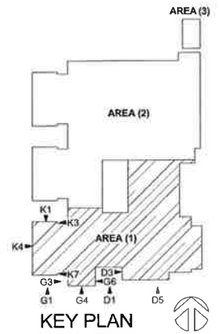


G1 KINDERGARTEN - SOUTH ELEVATION 2
3/16" = 1'-0" @ FULL SIZE

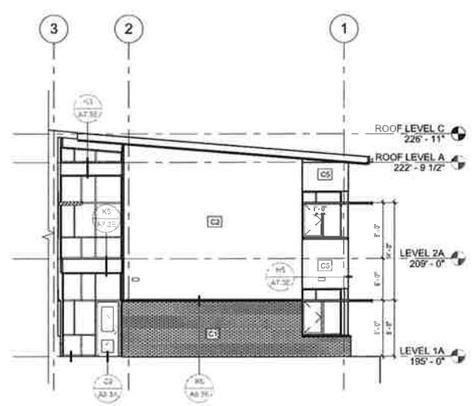
G3 KINDERGARTEN - WEST ELEVATION
3/16" = 1'-0" @ FULL SIZE

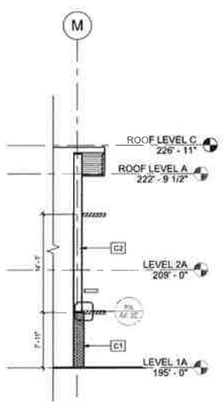
G4 KINDERGARTEN - SOUTH ELEVATION
3/16" = 1'-0" @ FULL SIZE

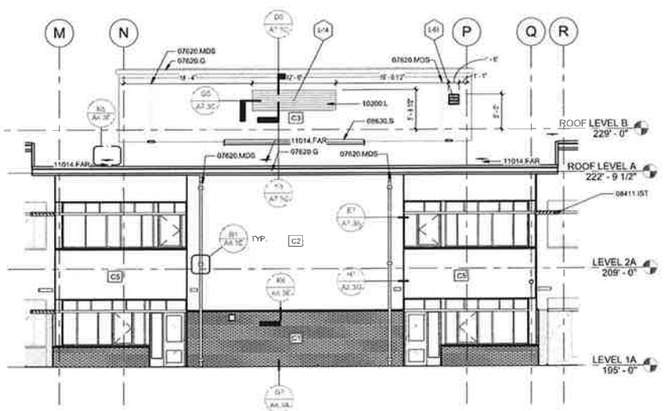
G6 MAIN ENTRY - EAST ELEVATION
3/16" = 1'-0" @ FULL SIZE

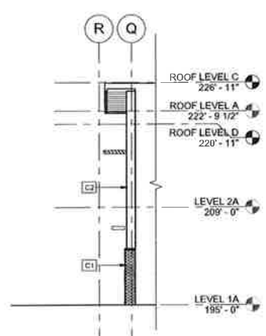


KEY PLAN









K1 KINDERGARTEN - NORTH ELEVATION
3/16" = 1'-0" @ FULL SIZE

K3 KINDERGARTEN - EAST ELEVATION 2
3/16" = 1'-0" @ FULL SIZE

K4 KINDERGARTEN - WEST ELEVATION 2
3/16" = 1'-0" @ FULL SIZE

K7 KINDERGARTEN - EAST ELEVATION
3/16" = 1'-0" @ FULL SIZE

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

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EXTERIOR ELEVATIONS
AREA (1)

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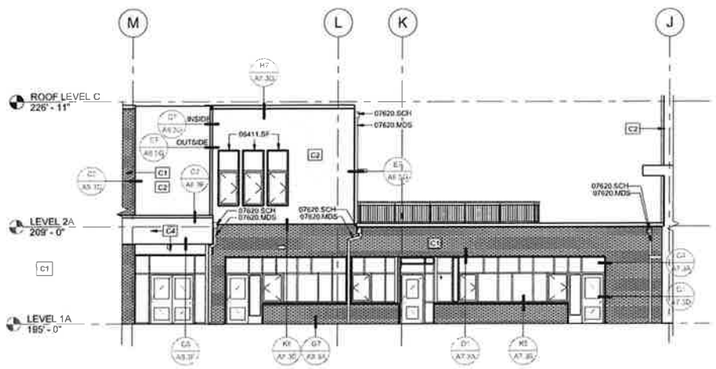
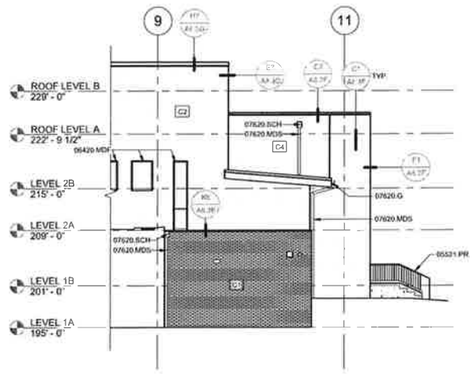
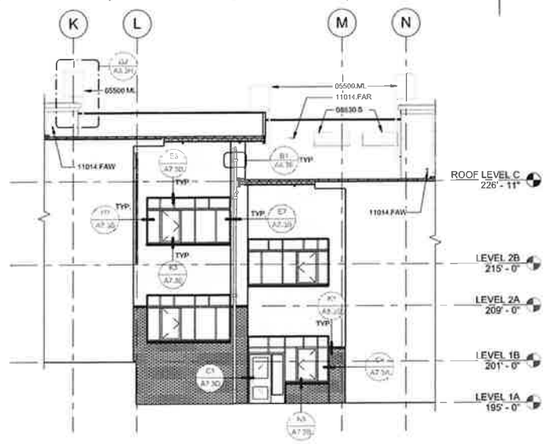






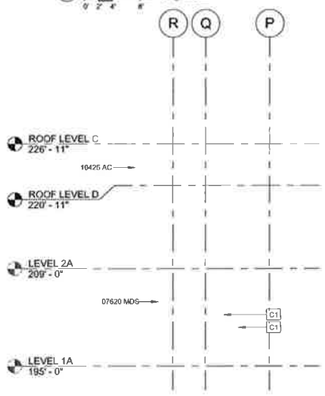
MATERIALS KEY

04810.FB	FACE BRICK (VENEER)
05500.ML	METAL LADDER
05521.PR	STEEL RAILING
06420.MDF	MEDIUM DENSITY FIBERBOARD
07620.G	GUTTERS
07620.MDS	DOWNSPOUTS (METAL)
07620.SCH	SCUPPER INTO CONDUCTOR HEAD
08411.SF	STOREFRONT FRAMING
08432.SFD	SLIDING FOLDING GLASS DOOR
08630.S	SKYLIGHT
10200.L	LOUVER
10425.AC	ALUMINUM CASTINGS
11014.FAR	FALL ARREST ANCHOR ROOF
11014.FAW	FALL ARREST ANCHOR WALL

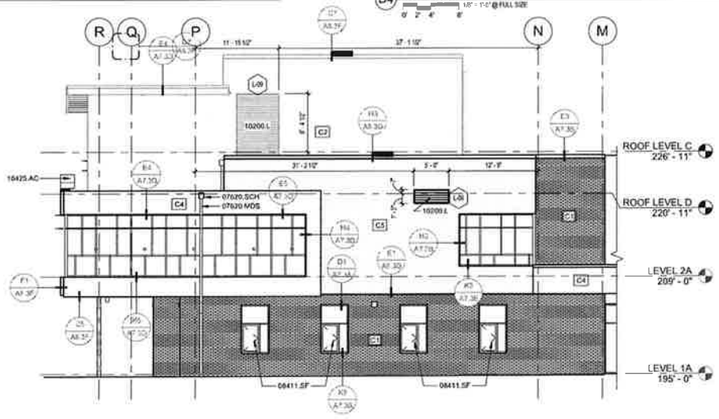
EXTERIOR ELEVATION LEGEND

- Face Brick Veneer - Running Bond (4x2 1/8x7 1/2) 04810.FB
- Horizontal Metal Panels - Royal Blue/Gray 07411.HMP
- Metal Composite Panels - White 07411.MCP
- Vertical Metal Tiles - Bronze 07461.VMT

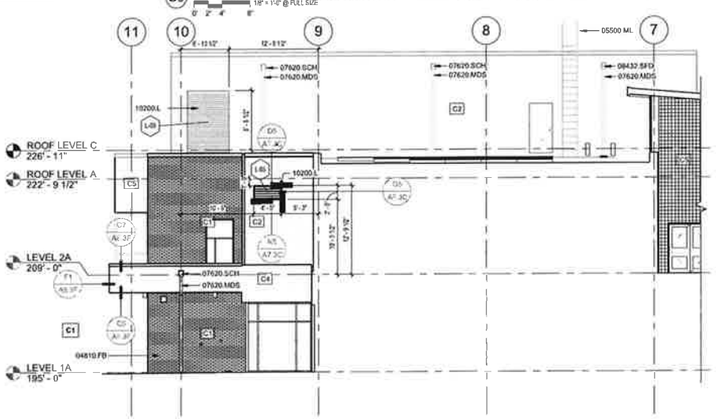
D1 CHILDCARE - EAST ELEVATION



D4 CHILDCARE - SOUTH ELEVATION



D6 KINDERGARTEN/CLASSROOM - WEST ELEVATION



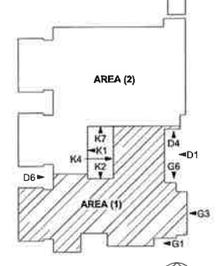
MATERIAL COLOR LEGEND

- C1 04810.FB - Face Brick Veneer - Running Bond **Color - ONYX L-3 - INTERSTATE BRICK** Texture - SMOOTH
- C2 07411.HMP - Horizontal Metal Panels **Color - REGAL BLUE**
- C3 07411.HMP - Horizontal Metal Panels Color - Gray
- C4 07411.MCP - Metal Composite Panels Color - BONE WHITE Type - Dry Seal w/ Reveal
- C5 07461.VMT - Vertical Metal Tile **Color - Bronze Stainless steel**

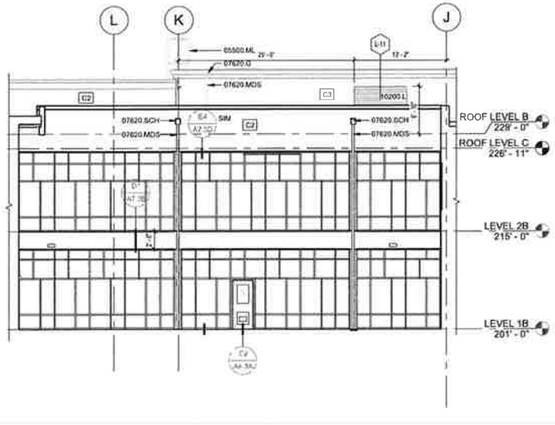
G1 SCHOOL OFFICES - EAST ELEVATION 2

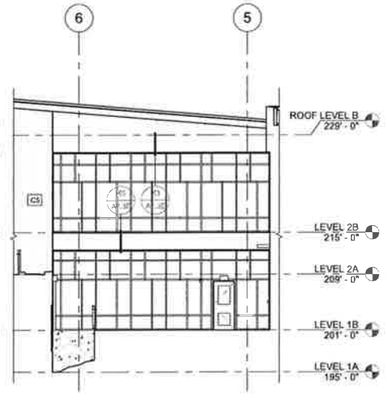
G3 SCHOOL OFFICES - EAST ELEVATION

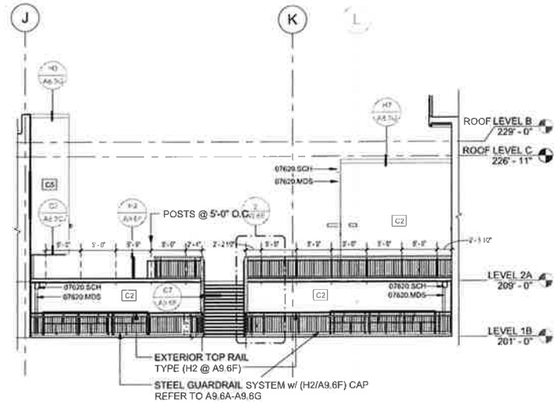
G6 CHILDCARE - NORTH ELEVATION

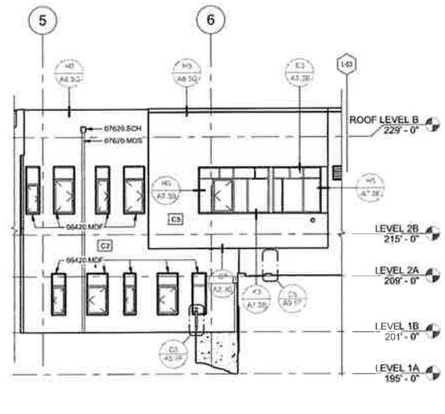


KEY PLAN









K1 1229 OUTDOOR COURTYARD - EAST ELEVATION

K2 1229 OUTDOOR COURTYARD - NORTH ELEVATION

K4 1229 OUTDOOR COURTYARD - WEST ELEVATION

K7 1229 OUTDOOR COURTYARD - SOUTH ELEVATION

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

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EXTERIOR ELEVATIONS AREA (1)

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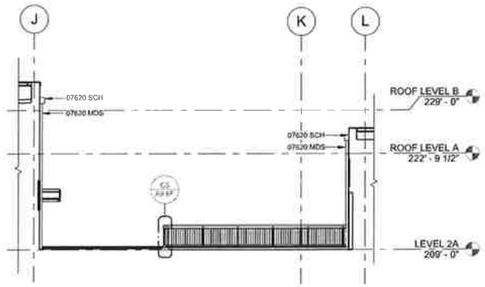
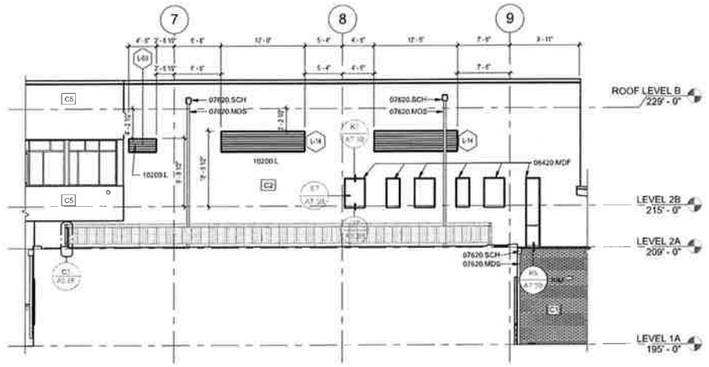
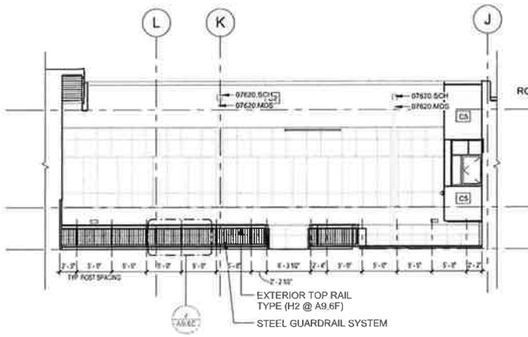
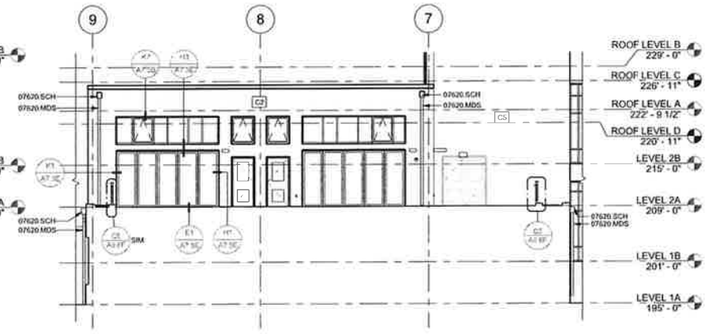




D3 2116 OUTDOOR LEARNING TERRACE - WEST ELEVATION



D6 2116 OUTDOOR LEARNING TERRACE - SOUTH ELEVATION



G3 2116 OUTDOOR LEARNING TERRACE - EAST ELEVATION

G6 2116 OUTDOOR LEARNING TERRACE - NORTH ELEVATION

MATERIALS KEY

06420.MDF	MEDIUM DENSITY FIBERBOARD
07620.MDS	DOWNSPOUTS (METAL)
07620.SCH	SCUPPER INTO CONDUCTOR HEAD
10200.L	LOUVER

EXTERIOR ELEVATION LEGEND

- Face Brick Veneer - Running Bond (4x2 1/8x7 1/2) 04810.FB
- Horizontal Metal Panels - Royal Blue/Gray 07411.HMP
- Metal Composite Panels - White 07411.MCP
- Vertical Metal Tiles - Bronze 07461.VMT

MATERIAL COLOR LEGEND

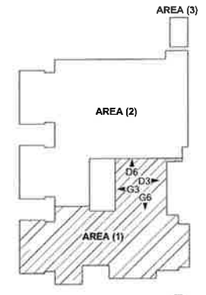
C1 **04810.FB** - Face Brick Veneer - Running Bond
Color - ONYX L-3 - **INTERSTATE** BRICK
Texture - SMOOTH

C2 **07411**.HMP - Horizontal Metal Panels
Color - REGAL **BLUE**

C3 **07411**.HMP - Horizontal Metal Panels
Color - Gray

C4 **07411**.MCP - **Metal** Composite Panels
Color - BONE **WHITE**
Type - Dry Seal w/ Reveal

C5 **07461**.VMT - **Vertical** Metal Tile
Color - Bronze **Stainless** steel



KEY PLAN

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

Drawing Title:

EXTERIOR ELEVATIONS AREA (1)

Date: 01/24/2017	Drawn By: Author
Revised: -	Project No. 14.80
Stamp:	Sheet No. A3.11C

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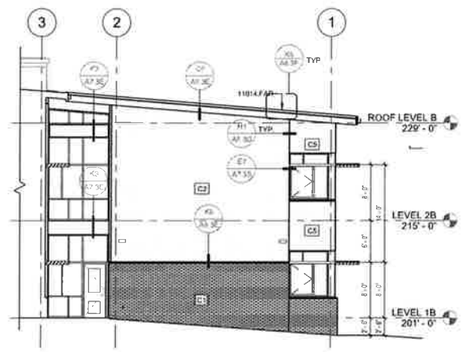
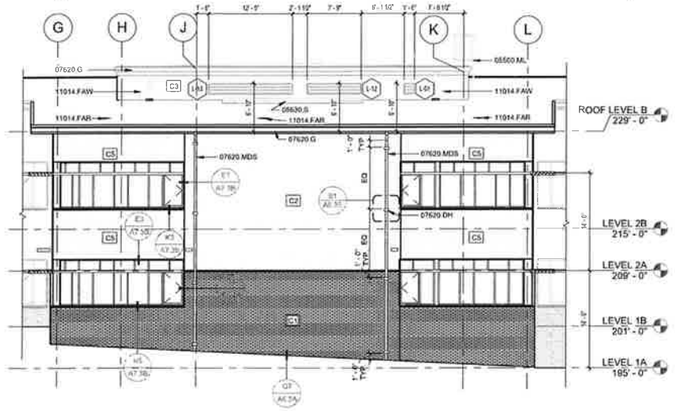
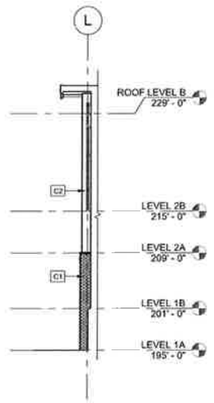


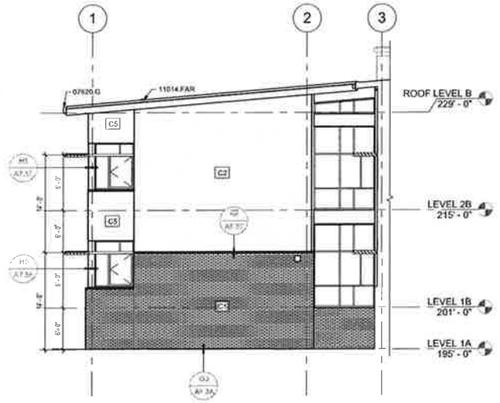
D1 CENTER CLASSROOM POD - NORTH ELEVATION



D3 CENTER CLASSROOM POD - WEST ELEVATION



D5 CENTER CLASSROOM POD - EAST ELEVATION



D7 CENTER CLASSROOM POD - SOUTH ELEVATION

MATERIALS KEY

05500 ML	METAL LADDER
07620.DH	DOWNSPOUT HANGERS
07620.G	GUTTERS
07620.MDS	DOWNSPOUTS (METAL)
08411.IST	INTEGRAL SUN SHADE - TREFOIL
05630.S	SKYLIGHT
10200.L	LOUVER
11014.FAR	FALL ARREST ANCHOR ROOF
11014.FAW	FALL ARREST ANCHOR WALL

EXTERIOR ELEVATION LEGEND

Face Brick Veneer - Running Bond (4x2 1/8x7 1/2)
04810.FB

Horizontal Metal Panels - Royal Blue/Gray
07411.HMP

Metal Composite Panels - White
07411.MCP

Vertical Metal Tiles - Bronze
07461.VMT

MATERIAL COLOR LEGEND

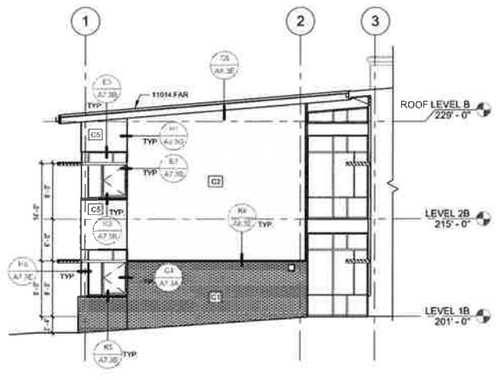
C1 **04810.FB** - Face Brick **Veneer** - **Running** Bond
Color - **ONYX** L-3 - **INTERSTATE BRICK**
Texture - SMOOTH

C2 **07411**.HMP - **Horizontal** Metal Panels
Color - REGAL **BLUE**

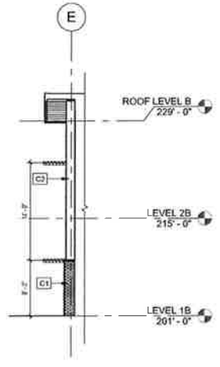
C3 **07411**.HMP - Horizontal Metal Panels
Color - Gray

C4 **07411**.MCP - **Metal Composite** Panels
Color - BONE **WHITE**
Type - Dry Seal w/ Reveal

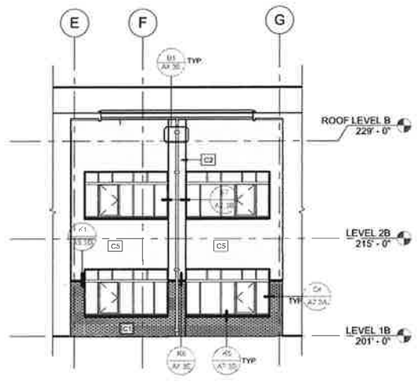
C5 **07461**.VMT - **Vertical** Metal Tile
Color - Bronze **Stainless** steel



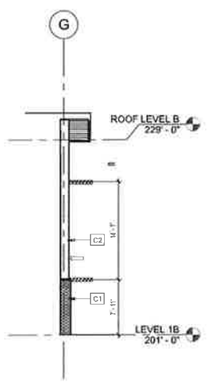
G1 NORTH CLASSROOM POD - SOUTH ELEVATION



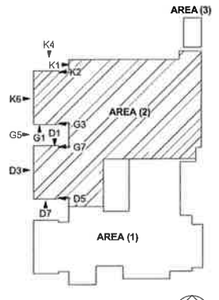
G3 NORTH CLASSROOM POD - EAST ELEVATION



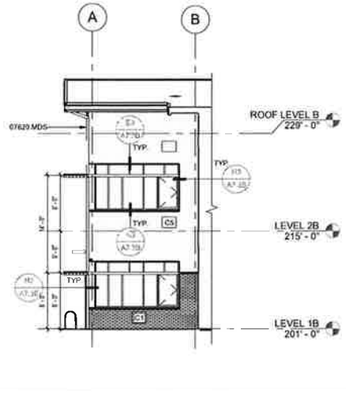
G5 CENTER/NORTH CLASSROOM POD - WEST ELEVATION



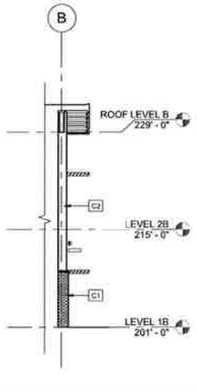
G7 CENTER CLASSROOM POD - EAST ELEVATION 2



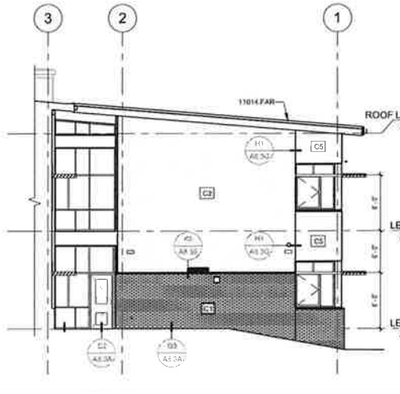
KEY PLAN



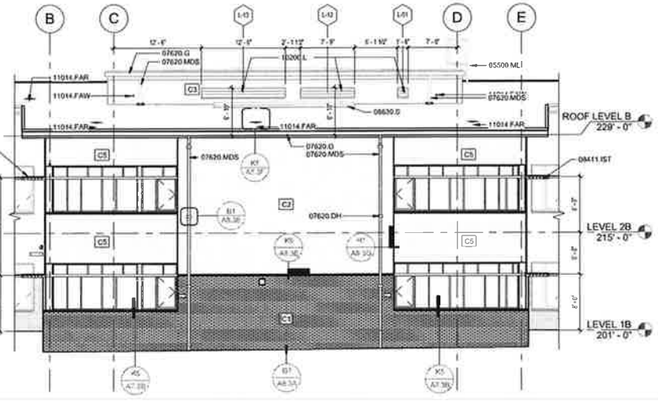
K1 NORTH CLASSROOM POD - WEST ELEVATION 2



K2 NORTH CLASSROOM POD - EAST ELEVATION 2



K4 NORTH CLASSROOM POD - NORTH ELEVATION



K6 NORTH CLASSROOM POD - WEST ELEVATION

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

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1250 Pacific Ave. Suite 700 Tacoma, WA 98402 253.627.1086 BLRB.com

Drawing Title:

EXTERIOR ELEVATIONS AREA (2)

Date:	01/24/2017	Drawn By:	Author
Revised:	-	Project No:	14.80
Stamp:		Sheet No:	A3.12A

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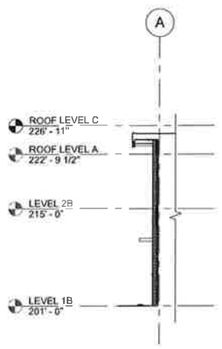
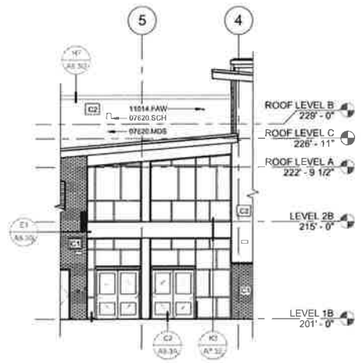
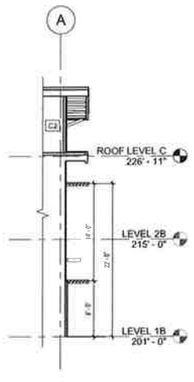


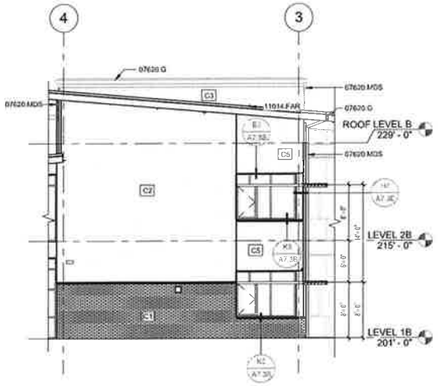
D2 NORTH ENTRY - WEST ELEVATION
1/8" = 1'-0" @ FULL SIZE



D3 NORTH ENTRY - NORTH ELEVATION
1/8" = 1'-0" @ FULL SIZE



D5 NORTH CLASSROOM POD - EAST ELEVATION 3
1/8" = 1'-0" @ FULL SIZE



D7 NORTH CLASSROOM - NORTH ELEVATION 2
1/8" = 1'-0" @ FULL SIZE

MATERIALS KEY

03300.ST	CONCRETE STAIRS
05500.ML	METAL LADDER
05521.PR	STEEL RAILING
05521.SSH	STAINLESS STEEL HANDRAIL
06420.MDF	MEDIUM DENSITY FIBERBOARD
07620.G	GUTTERS
07620.MDS	DOWNSPOUTS (METAL)
07620.SCH	SCUPPER INTO CONDUCTOR HEAD
07720.RH	ROOF HATCHES
08411.SF	STOREFRONT FRAMING
10200.L	LOUVER
11014.FAR	FALL ARREST ANCHOR ROOF
11014.FAW	FALL ARREST ANCHOR WALL

EXTERIOR ELEVATION LEGEND

Face Brick Veneer - Running Bond (4x2 1/8x7 1/2)
04810.FB

Horizontal Metal Panels - Royal Blue/Gray
07411.HMP

Metal Composite Panels - White
07411.MCP

Vertical Metal Tiles - Bronze
07461.VMT

MATERIAL COLOR LEGEND

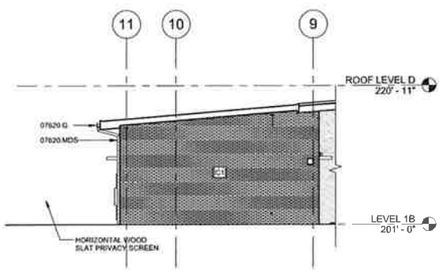
C1 04810.**FB** - Face Brick Veneer - Running Bond
Color - ONYX L-3 - **INTERSTATE BRICK**
Texture - SMOOTH

C2 **07411**.HMP - Horizontal Metal Panels
Color - REGAL **BLUE**

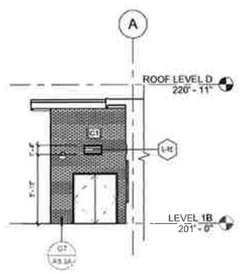
C3 07411.HMP - Horizontal Metal Panels
Color - Gray

C4 **07411**.MCP - **Metal** Composite Panels
Color - BONE **WHITE**
Type - Dry Seal w/ Reveal

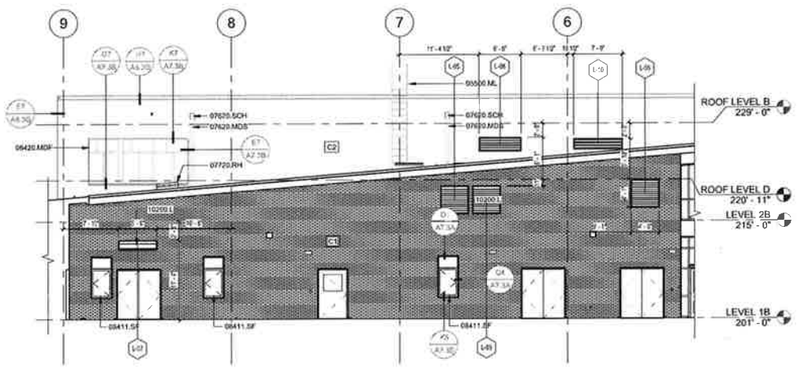
C5 **07461**.VMT - **Vertical** Metal Tile
Color - Bronze Stainless steel



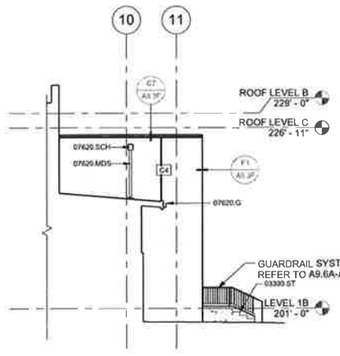
G2 1292 ELECTRICAL - NORTH ELEVATION
1/8" = 1'-0" @ FULL SIZE



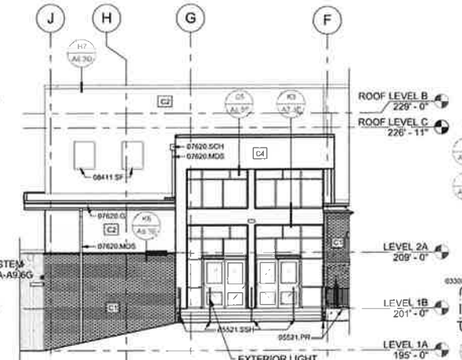
G4 1292 ELECTRICAL - WEST ELEVATION
1/8" = 1'-0" @ FULL SIZE



G6 NORTH ENTRY - NORTH ELEVATION 2
1/8" = 1'-0" @ FULL SIZE



K1 GYM ENTRY - SOUTH ELEVATION
1/8" = 1'-0" @ FULL SIZE



K2 GYM ENTRY - EAST ELEVATION
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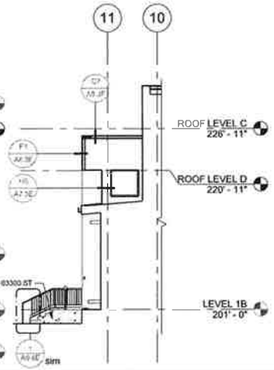
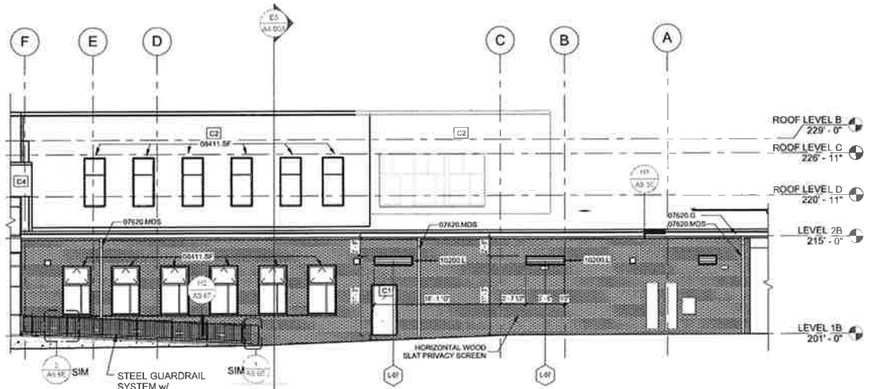


K4 GYM ENTRY - NORTH ELEVATION
1/8" = 1'-0" @ FULL SIZE



K5 1293 MECHANICAL - EAST ELEVATION
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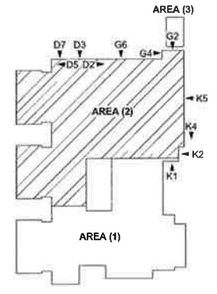

KEY PLAN

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

BLRB.com

Drawing Title:

EXTERIOR ELEVATIONS
AREA (2)

Date:	01/24/2017	Drawn By:	Author
Revised:	-	Project No:	14.80
Stamp:		Sheet No:	A3.12B

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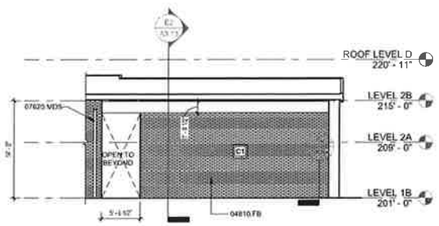
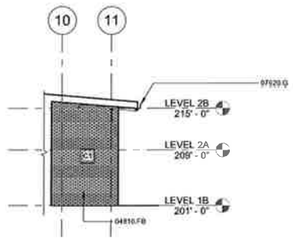
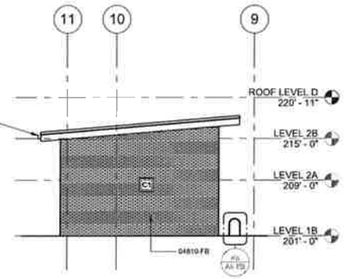


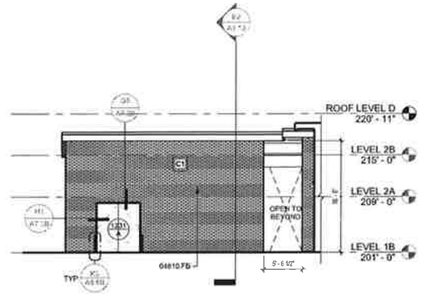
D1 1231 OUTDOOR STORAGE - EAST ELEVATION



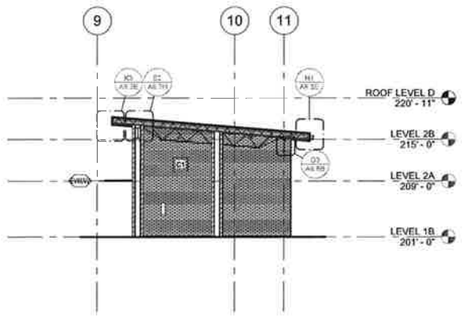
D3 1231 OUTDOOR STORAGE - SOUTH ELEVATION



D5 1231 OUTDOOR STORAGE - NORTH ELEVATION



D6 1231 OUTDOOR STORAGE - WEST ELEVATION



E2 1231 OUTDOOR STORAGE - SECTION

MATERIALS KEY

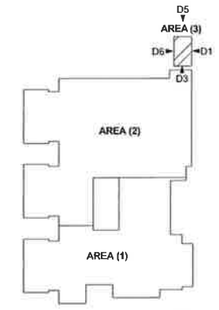
04810.FB	FACE BRICK (VENEER)
07620.G	GUTTERS
07620.MDS	DOWNSPOUTS (METAL)

EXTERIOR ELEVATION LEGEND

- Face Brick Veneer - Running Bond (4x2 1/8x7 1/2) 04810.FB
- Horizontal Metal Panels - Royal Blue/Gray 07411.HMP
- Metal Composite Panels - White 07411.MCP
- Vertical Metal Tiles - Bronze 07461.VMT

MATERIAL COLOR LEGEND

- C1 **04810.FB** - Face Brick Veneer - Running Bond
  Color - **ONYX** L-3 - **INTERSTATE BRICK**
  Texture - SMOOTH
- C2 **07411**.HMP - Horizontal Metal Panels
  Color - REGAL **BLUE**
- C3 **07411**.HMP - Horizontal Metal Panels
  Color - Gray
- C4 **07411**.MCP - Metal Composite Panels
  Color - BONE WHITE
  Type - Dry Seal w/ Reveal
- C5 **07461**.VMT - Vertical Metal Tile
  Color - Bronze Stainless steel



KEY PLAN

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

Drawing Title:

EXTERIOR ELEVATIONS AREA (3)

Date: 01/24/2017	Drawn By: EES
Revised: -	Project No: 14.80
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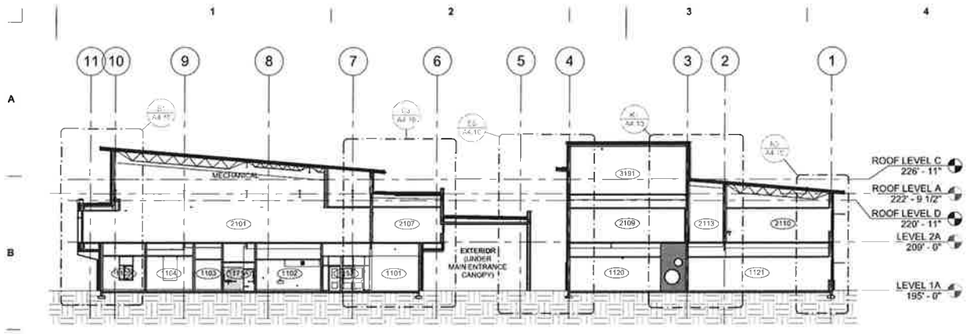
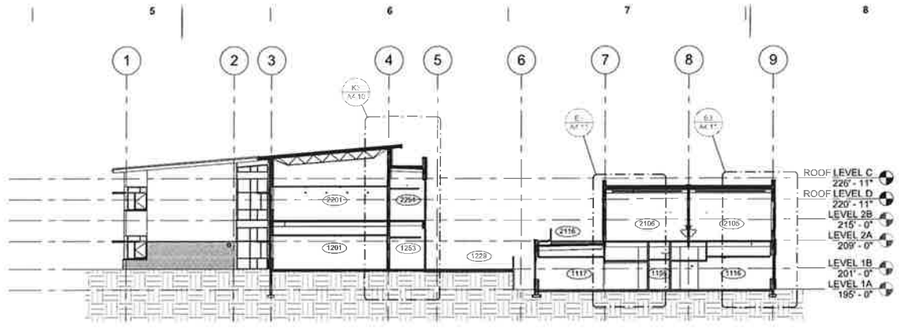
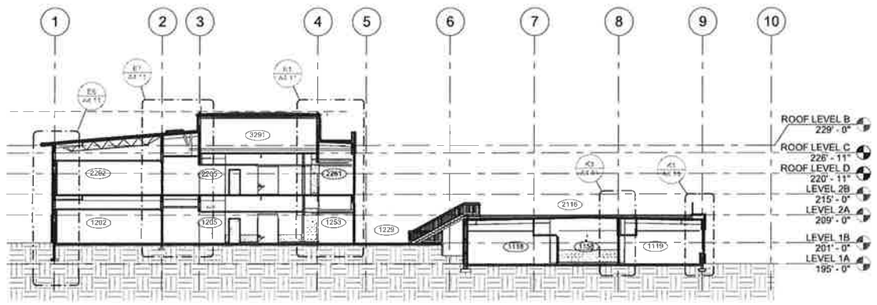


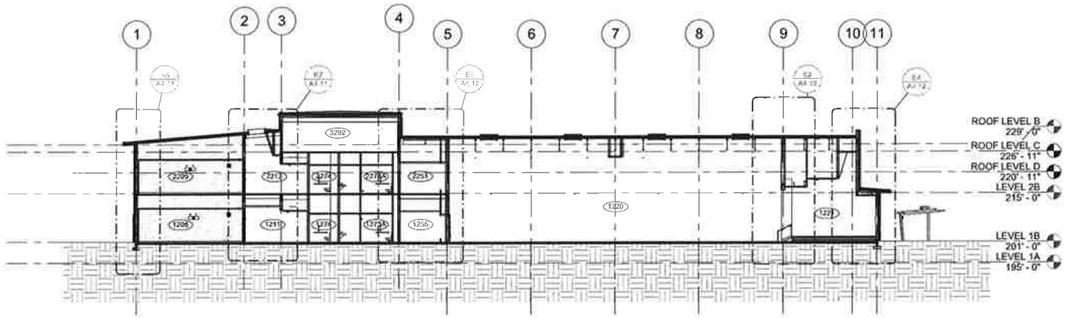
C1 Building Section - NS @ Kindergarten / Administration - Area 1 Looking South



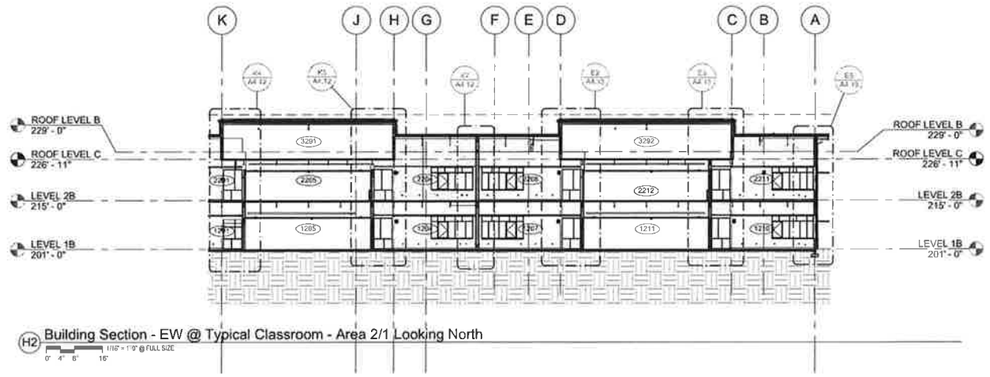
C5 Building Section - NS @ Typical Classroom / Commons - Area 2/1 Looking North



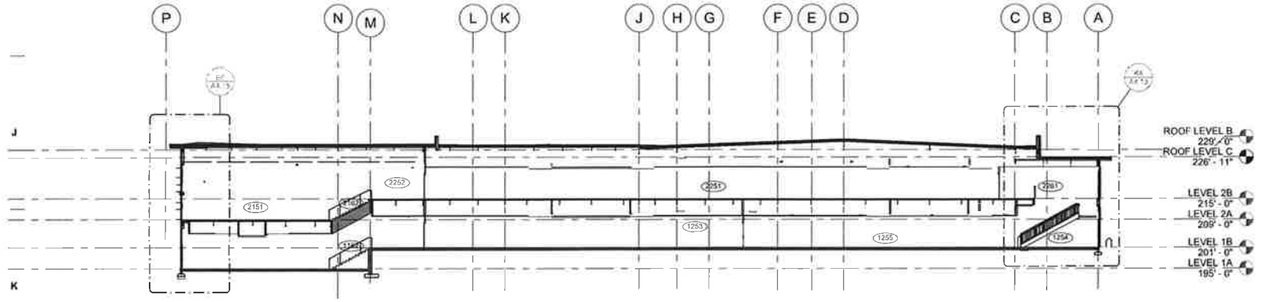
E1 Building Section - NS @ Typical Classroom / Childcare - Area 2/1 Looking North



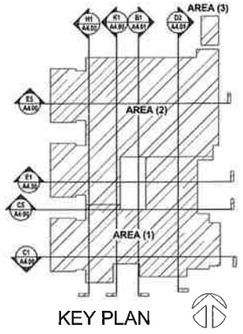
E5 Building Section - NS @ Typical Classroom / Gymnasium - Area 2 Looking North



H2 Building Section - EW @ Typical Classroom - Area 2/1 Looking North



K1 Building Section - EW @ Main Corridor - Area 1/2 Looking West



KEY PLAN

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

BLRB (HQTR)

Drawing Title

OVERALL BUILDING SECTIONS

Date: 01/24/2017	Drawn By: EES
Revised: -	Project No: 14.80
Stamp	Sheet No: A4.00A

BLRB ARCHITECTS, P.S.

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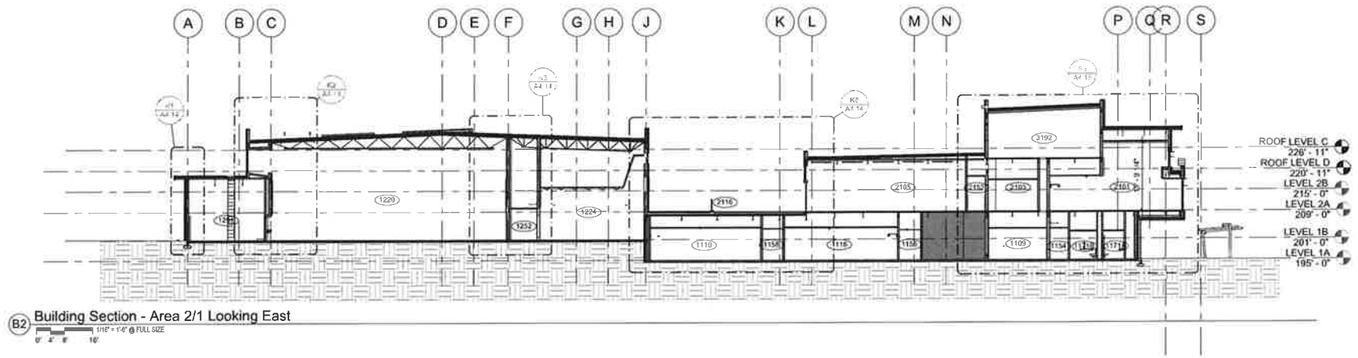
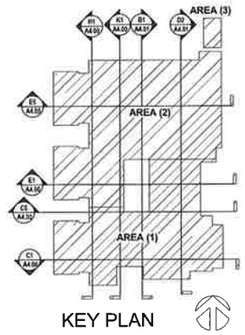


B2 **Building Section - Area 2/1 Looking East**

1/16" = 1'-0" @ FULL SIZE

0' 8' 16'



KEY PLAN

PERMIT SET - RESUBMITTAL 2

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

BLRB.com

Drawing Title:

OVERALL BUILDING SECTIONS

Date: 01/24/2017	Drawn By: Author
Revised: -	Project No: 14.80
Stamp:	Sheet No: A4.00B

BLRB ARCHITECTS, P.S.

1/24/2017 3:29:12 PM

WILBURTON ELEMENTARY SCHOOL

Site Development For
BELLEVUE SCHOOL DISTRICT NO. 405
12300 Main Street, Bellevue, WA 98005
PERMIT SET
October 26, 2016

OWNER

BELLEVUE SCHOOL DISTRICT
12037 N.E. 5TH STREET
BELLEVUE, WA, 98005
(425) 456-4646 CONTACT: KYLE MCLEOD

ARCHITECT

BLRB ARCHITECTS
1250 PACIFIC AVENUE, SUITE 700
TACOMA, WA 98402
(253) 627-5599 CONTACT: RON HARPEL

ENGINEER

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 CONTACT: TIM BROCKWAY

SURVEYOR

PARAMETRIX
719 2ND AVENUE, SUITE 200
SEATTLE, WA 98104
(206) 394-3700 CONTACT: ROBERT PUSEY

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 20 FEET;

EXCEPT THE SOUTH 30 FEET FOR ROADS;

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN STREET EXTENSION AS SHOWN ON KING COUNTY ASSESSORS MAP.

EXCEPT THAT PORTION CONVEYED TO CITY OF BELLEVUE RECORDED FEBRUARY 16, 1995 UNDER RECORDING NO. 9502160926.

DATUM

VERTICAL DATUM, NAVD 88:
HELD CITY OF BELLEVUE BENCHMARKS: BM#137 AND BM#665

HORIZONTAL DATUM:
GRID NORTH, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83(NSRS2007)
HELD CITY OF BELLEVUE MONUMENTS: HORIZONTAL STATIONS 0080 AND 1661

BENCHMARK

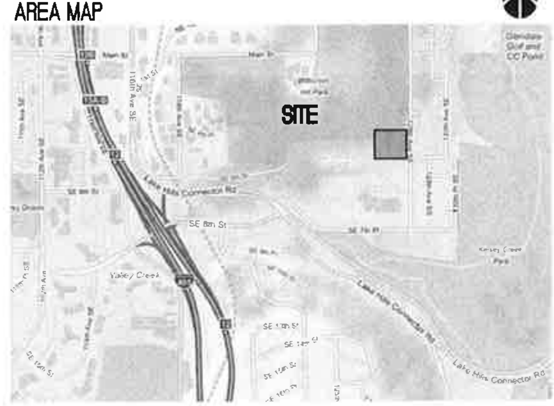
TOP OF MON IN CASE @ SE 16TH ST, COB CP NO. 0466
ELEV = 263.84

SITE INFORMATION

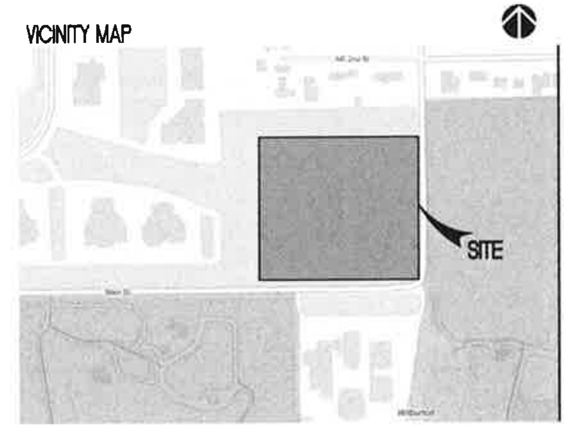
PARCEL NUMBER: 332505-9019
SITE AREA: 406,727± SQ FT OR 9.34± ACRES
DISTURBED AREA = 277,289± SQ FT OR 6.37± ACRES

SHEET INDEX

AREA MAP



VICINITY MAP



GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JOB NO.: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691

Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: COVER SHEET

SHEET NUMBER: **C0.00**

10.26.16 10:22 CEC

General Demolition Notes

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND/OR PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND/OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS, OR AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
3. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PURVEYOR, AND CITY OR STATE RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S OWN EXPENSE.
5. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED AND/OR ABANDONED HAVE BEEN DISCONNECTED.
6. ERECT BARRIERS, SHORING AND THE LIKE TO PROTECT PERSONNEL, CONSTRUCTION AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
7. DO NOT SHUT OFF OR CAP UTILITIES WITHOUT PRIOR NOTICE. COORDINATE WORK WITH LOCAL UTILITY PURVEYORS.
8. MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES: ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND ADJACENT FACILITIES; DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; MAINTAIN FIRE ACCESS ALONG ACCESS ROAD AT ALL TIMES; MEET ALL APPLICABLE CODES AND ORDINANCES.
9. PROTECT FROM HARM ANY TREES, OR OTHER OBJECTS SELECTED TO REMAIN.
10. RESTORE ANY IMPROVEMENTS DAMAGED BY THIS WORK TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER. REPAIR ANY DAMAGE TO ADJACENT STRUCTURES, UTILITIES, SITE, AND WORK OF THIS CONTRACT TO REMAIN AT NO ADDITIONAL COST TO OWNER.
11. NO BLASTING ON SITE. DO NOT USE EXPLOSIVES.
12. SPRINKLE DEBRIS W/ WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICABLE LEVEL. DO NOT SPRINKLE TO EXTENT CAUSING FLOODING, CONTAMINATED RUNOFF OR ICING.
13. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CARE SHALL BE TAKEN THAT DAMAGE DOES NOT OCCUR TO EXISTING PAVEMENT WHICH IS TO REMAIN IN PLACE AND THAT ALL PAVEMENT REMOVALS ARE ACCOMPLISHED BY MAKING A NEAT VERTICAL SAW CUT AT THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE AND LOCATION STAKES, INCLUDING OFFSETS AND GENERAL CONSTRUCTION STAKING. WHEN WORK REQUIRING CONTROL IS BEING PERFORMED, ALL NECESSARY RELATED EQUIPMENT, SUPPLIES AND INSTRUMENTS SHALL BE ON SITE. A QUALIFIED LAYOUT ENGINEER, SURVEYOR, OR TECHNICAL SPECIALIST MUST BE ASSIGNED TO THE CONTRACTOR'S CREW FOR THIS WORK. THIS EQUIPMENT AND PERSONNEL MUST BE AVAILABLE, AT NO ADDITIONAL COST, TO OWNER FOR THE PURPOSE OF VERIFYING LAYOUT AND CERTIFYING THE ACCURACY OF WORK ON THE SITE.
15. TRAFFIC: DO NOT OBSTRUCT WALKS OR PUBLIC WAYS WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER. WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES IF REQUIRED.
16. THE REFUSE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, SHOVED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM OR BODY OF WATER, WETLAND, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT.
17. COMPLETELY REMOVE ALL GROWTH INCLUDING COMPLETE ROOT SYSTEMS OF SHRUBS, HERBACEOUS WEEDS AND GRASSES, WITHIN THE LIMITS OF CLEARING AS NECESSARY FOR CONSTRUCTION.
18. CAP AND ABANDON EX SS MAIN. PROVIDE TEMPORARY CAP PER 'GENERAL SANITARY SEWER NOTES' #8.

City of Belleuve Grading Construction Notes

1. CONSTRUCTION NOISE NOTES:
   CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

   A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATIONS HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PERVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:
   CONSTRUCTION-RELATED NOISE IS ALLOWED:
   7 AM TO 6 PM ON WEEKDAYS
   9 AM TO 6 PM ON SATURDAYS

   CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:
   OUTSIDE OF ALLOWABLE HOURS
   LEGAL HOLIDAYS
   SUNDAYS
2. MOBILIZATION/STOCKPILE AREA NOTES:
   ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE PCD INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY DUMPING.
3. FOUNDATION INSTALLATION AFTER UTILITIES AND ATB COMPLETION:
   FOR WORK IN THE WET WEATHER SEASON, ALL UTILITY INSTALLATIONS MUST BE COMPLETED AND ATB IN PLACE PRIOR TO THE COMMENCEMENT OF ANY FOUNDATION WORK FOR THE BUILDINGS.
4. DESIGN CHANGES AFTER PERMIT ISSUANCE:
   IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

Clearing and Grading General Notes

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

City of Bellevue Geotechnical Notes

THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ONSITE DURING CRITICAL EARTHWORK OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS AND FILL AREAS. IN ADDITION, THE ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE DPCD INSPECTOR FOR SOILS VERIFICATION AND FOUNDATION CONSTRUCTION. ALL EARTHWORK SHOULD BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

THE GEOTECHNICAL ENGINEER MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING. IN ADDITION, THE FOLLOWING CONSTRUCTION STAGES MUST BE INSPECTED, MONITORED, AND TESTED AS NECESSARY BY THE ENGINEER OF RECORD:

1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS.
2. CUT SLOPES OVER FOUR FEET HIGH.
3. BENCHING FOR FILL TO BE PLACED ON SLOPES.
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT.
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROCKERIES.
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES.
8. UTILITY TRENCH BEDDING AND BACKFILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
9. UTILITIES ON STEEP SLOPES; SLOPE ANCHORS, AND/OR BACKFILL SLOPE STABILIZATION.
10. ANY UNUSUAL SEEPAGE, SLOPE, OR SUB-GRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD.

AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.

Transportation Department Construction Notes

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE
5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
10. PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
11. THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
12. ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT 425-452-2741 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
16. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
17. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
18. THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE.
20. THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
21. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
22. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.

See Turbidity Monitoring Notes

SEE DETAIL 12/C1.10

Conditions of Approval for Rainy Season Clearing and Grading

1. A TEMPORARY SEDIMENT FACILITY MUST BE CONSTRUCTED FOR SEDIMENT CONTROL OF SITE SURFACE WATER.
2. A SERIES OF SEDIMENT (BAKER OR RAIN-FOR-RENT) TANKS OR TEMPORARY FILTER VAULTS MUST BE USED FOR SEDIMENT CONTROL OF SITE SURFACE WATER IF SEDIMENT FACILITY PROVE INSUFFICIENT.
3. EROSION CONTROL BLANKETS OR MATS MUST BE PLACED OVER EXPOSED SOILS
4. PERFORMANCE MONITORING IS REQUIRED TO DETERMINE COMPLIANCE WITH STATE WATER QUALITY STANDARDS. MONITORING REPORTS MUST BE GIVEN OR FAXED DAILY TO THE CLEARING & GRADING INSPECTOR 425-452-4101.
5. CLEARING AND GRADING WORK AND HAULING MUST BE STOPPED DURING PERIODS OF RAIN THAT PRODUCE RUNOFF ON PAVED AREAS
6. THE CONTRACTOR SHALL KEEP A SWEEPER ON SITE DURING EARTHWORK TO REMOVE SOIL THAT AS BEEN TRACKED ONTO PAVED AREAS AS A RESULT OF CONSTRUCTION.
7. CATCH BASIN INSERTS MUST BE INSTALLED ON CATCH BASINS IMMEDIATELY DOWNSTREAM FROM THE SITE.
8. TRENCHES MUST BE BACKFILLED AT THE END OF EACH WORKING DAY
9. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY.
10. AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS, SUCH AS PLASTIC SHEETING, STRAW BALES, SAND BAGS, CATCH BASIN INSERTS, PUMPS, ETC MUST BE MAINTAINED ON SITE
11. SOIL STOCKPILES AND MATERIALS FROM TRENCH EXCAVATIONS MUST NOT BE PLACED DIRECTLY ON PAVED AREAS.
12. EROSION CONTROL BMPS MUST BE MAINTAINED THROUGHOUT THE WET SEASON AND ADDITIONAL BMPS MUST BE INSTALLED IF THE INITIALLY IMPLEMENTED BMPS DO NOT ADEQUATELY CONTROL EROSION AND SEDIMENTATION.
13. ON-SITE DRIVING SURFACES MUST BE COVERED WITH ATB.
14. IF PCD ISSUES THREE STOP WORK ORDERS OR CORRECTION NOTICES FOR INSUFFICIENT EROSION AND SEDIMENTATION CONTROL, THE CLEARING AND GRADING PERMIT WILL BE SUSPENDED UNTIL THE DRY SEASON (MAY 1 THROUGH SEPTEMBER 30).
15. RIMS OF PROPOSED STORMWATER COLLECTION STRUCTURES SHALL BE TEMPORARILY PLACED AT THE CONSTRUCTION PAVING ELEVATION. RIMS SHALL BE RAISED TO THE PROPOSED (FINAL) GRADE PRIOR TO PLACING THE FINAL PAVING LIFT.

Construction Sequence

1. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY APPROVED UNDER THIS PERMIT, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF BELLEVUE, CLEAR & GRADE INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES THAT MAY BE EFFECTED BY THE PROPOSED CONSTRUCTION. THE ONE CALL NUMBER IS 800-424-5555.
3. IDENTIFY EXISTING UTILITY SERVICES TO REMAIN DURING CONSTRUCTION.
4. VERIFY GRADES PRIOR TO CONSTRUCTION. FLAG CLEARING LIMITS.
5. INSTALL TEMPORARY PERIMETER CONSTRUCTION FENCING.
6. INSTALL TREE PROTECTION.
7. INSTALL TESC MEASURES. INCLUDING SILT FENCES, SEDIMENT CONTROL STRUCTURES, INTERCEPTOR SWALES, AND ROCK CONSTRUCTION EXITS.
8. BEGIN DEMOLITION ACTIVITIES. REMOVE OR ABANDON IN-PLACE EXISTING UTILITIES IN ACCORDANCE WITH COB REQUIREMENTS. SEE GENERAL SANITARY SEWER NOTE #24 AND GENERAL WATER NOTE #19.
9. INSTALL NEW WATER MAIN. SEE "WATER MAIN CONSTRUCTION SEQUENCE" ON SHEET C5.00.
10. INSTALL DETENTION VAULT. DISCHARGE CONSTRUCTION RUNOFF TO VAULT. SEE NPEDS REQUIREMENTS FOR DISCHARGING CONSTRUCTION RUNOFF.
11. CLEAR AND GRUB AREAS OF THE SITE TO BE GRADED.
12. REMOVE UNSUITABLE BEARING MATERIAL AS REQUIRED.
13. GRADE AND PLACE ACCEPTABLE FILL AS REQUIRED AND COMPACT SUB-GRADE AS INDICATED ON THE DRAWING.
14. INSTALL STORM CONVEYANCE SYSTEM. DIRECT ALL SURFACE WATER TO THE PROPOSED CATCH BASIN. NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE AT ANY TIME DURING THE GRADING OPERATIONS. USE CATCH BASIN SEDIMENT FILTERS TO CAPTURE SEDIMENT PRIOR TO DISCHARGE
15. INSTALL ASPHALT TREATED BASE (ATB) CONSTRUCTION WORKING SURFACE.
16. INSTALL NEW UTILITIES. FINISH GRADING SITE. CONSTRUCT ASPHALT PAVING AREAS, ACCESS DRIVES, SIDEWALKS, CURBS, AND GUTTERS AFTER BUILDING PERMIT IS ISSUED.
17. COMPLETE STABILIZATION IN ACCORDANCE WITH LANDSCAPE PLANS.
18. REMOVE EXCESS EXCAVATED MATERIALS, TRASH DEBRIS, AND WASTE MATERIALS, DISPOSE OF IN AN AUTHORIZED LOCATION AT NO COST TO THE OWNER.
19. CLEAN STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS. CLEAN DETENTION VAULT. INSTALL MEDIA IN WATER QUALITY VAULT.
20. EXCAVATE AND INSTALL RAIN GARDENS INCLUDING PLANTINGS, SOIL, ETC.
21. MAINTAIN TEMPORARY EROSION CONTROL FACILITIES UNTIL SITE IS COMPLETELY STABILIZED. REMOVE TESC FACILITIES AND ALL APPURTENANCES WHEN SITE IS STABILIZED AT THE COMPLETION OF CONSTRUCTION.

Tree Retention Notes

A 6' HIGH TEMPORARY CHAIN LINK FENCE MUST BE PLACED AT THE DRIP LINE OF TREES FOUR BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF EARTHWORK. NOTIFY THE COB CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TRESS AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED AS INDICATED ON THE APPROVED CLEARING AND GRADING PLAN.

NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE THE LIMITS OF THE TEMPORARY TREE PROTECTION FENCING. ONLY LIMITED INTRUSIONS INTO THE TREE DRIP ZONES WILL BE ALLOWED AS SHOWN ON THE APPROVED PLANS. FILLING, EXCAVATING, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY.

ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION WILL BE TREATED IN THE FOLLOWING WAY: FOR DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVINGS TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.

GRID G-7 | 33-25-5 | 16-126938 UE

NO	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO. C140318.01
FILE -
DRAWN CEC
CHECKER TBB
DATE 10/26/2016

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: C0.01

City of Bellevue General Sewer Notes

1. ALL WORK SHALL CONFORM TO THE 2016 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN. THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:

   REMOTE-FOCUS STATIONARY LENS CAMERAS;
   ROTATING LENS CAMERAS; OR
   PAN-AND-TILT CAMERAS.

   THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PER-INCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

City of Bellevue General Water Notes

1. ALL WORK SHALL CONFORM TO THE 2016 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1%%% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE.
14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
15. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W5-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)

   A. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, CC THREADED SADDLE AND A CC THREAD BRASS PLUG, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).

   B. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.

   C. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.

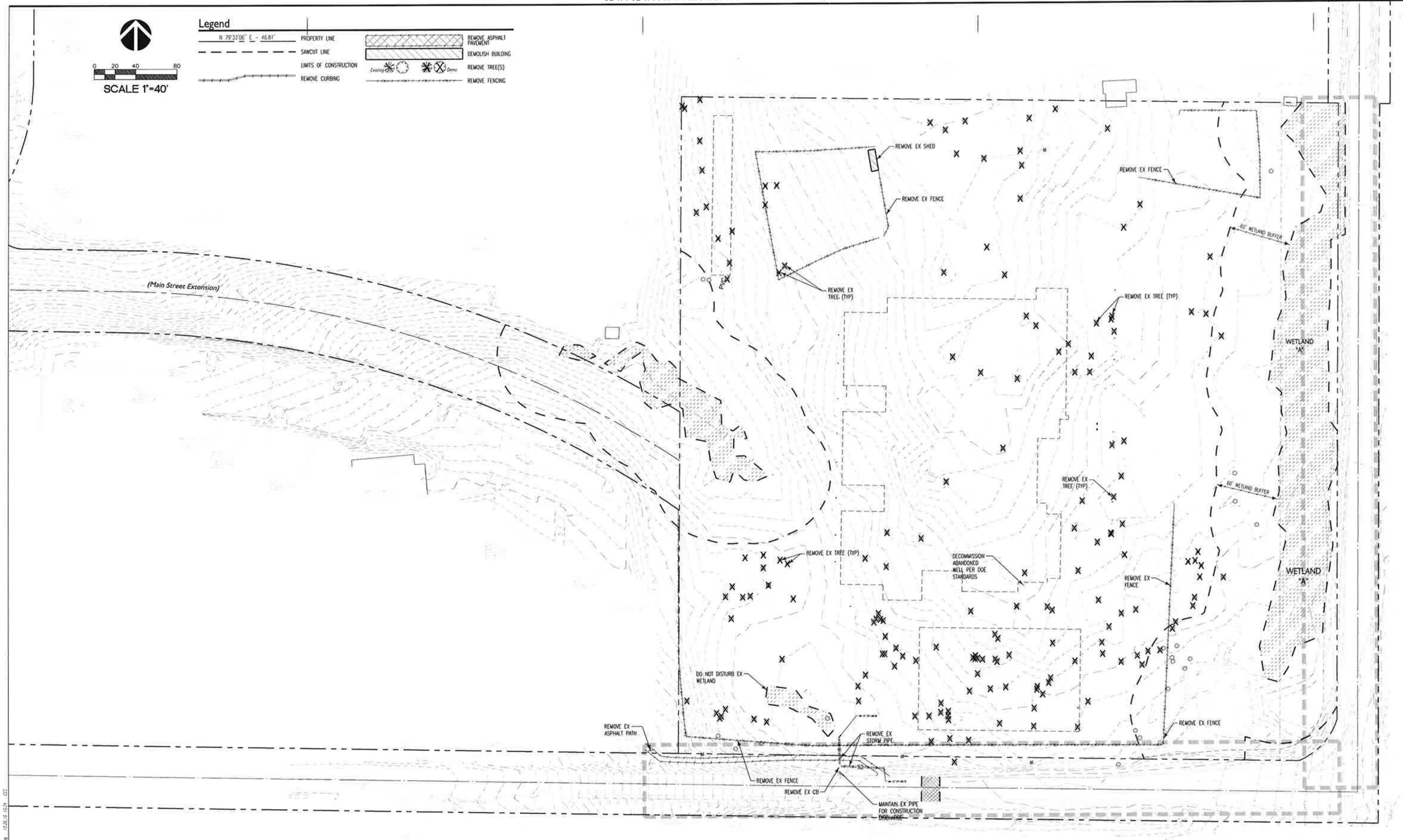
   D. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

Storm Drainage General Notes

1. ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
27. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
39. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

GRID G-7		33-25-5	16-126938 UE

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



Legend
N 79°33'06" E - 46.81'
PROPERTY LINE
SAWCUT LINE
LIMITS OF CONSTRUCTION
REMOVE CURBING
REMOVE ASPHALT PAVEMENT
DEMOLISH BUILDING
Existing
Demo
REMOVE TREE(S)
REMOVE FENCING
0 20 40 80
SCALE 1"=40'
(Main Street Extension)
REMOVE EX SHED
REMOVE EX FENCE
REMOVE EX TREE (TYP)
REMOVE EX FENCE
REMOVE EX TREE (TYP)
60' WETLAND BUFFER
WETLAND "A"
REMOVE EX TREE (TYP)
REMOVE EX TREE (TYP)
DECOMMISSION ABANDONED WELL PER DOE STANDARDS
REMOVE EX FENCE
60' WETLAND BUFFER
WETLAND "A"
DO NOT DISTURB EX WETLAND
REMOVE EX ASPHALT PATH
REMOVE EX STORM PIPE
REMOVE EX FENCE
REMOVE EX FENCE
REMOVE EX CB
MAINTAIN EX PIPE FOR CONSTRUCTION DISCHARGE

GRID G-7		33-25-5	16-126938 UE

NO. DATE REVISION

KEY MAP

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO:	C140318.01
FILE:	-
DRAWN:	CEC
CHECKED:	TBB
DATE:	10/26/2016

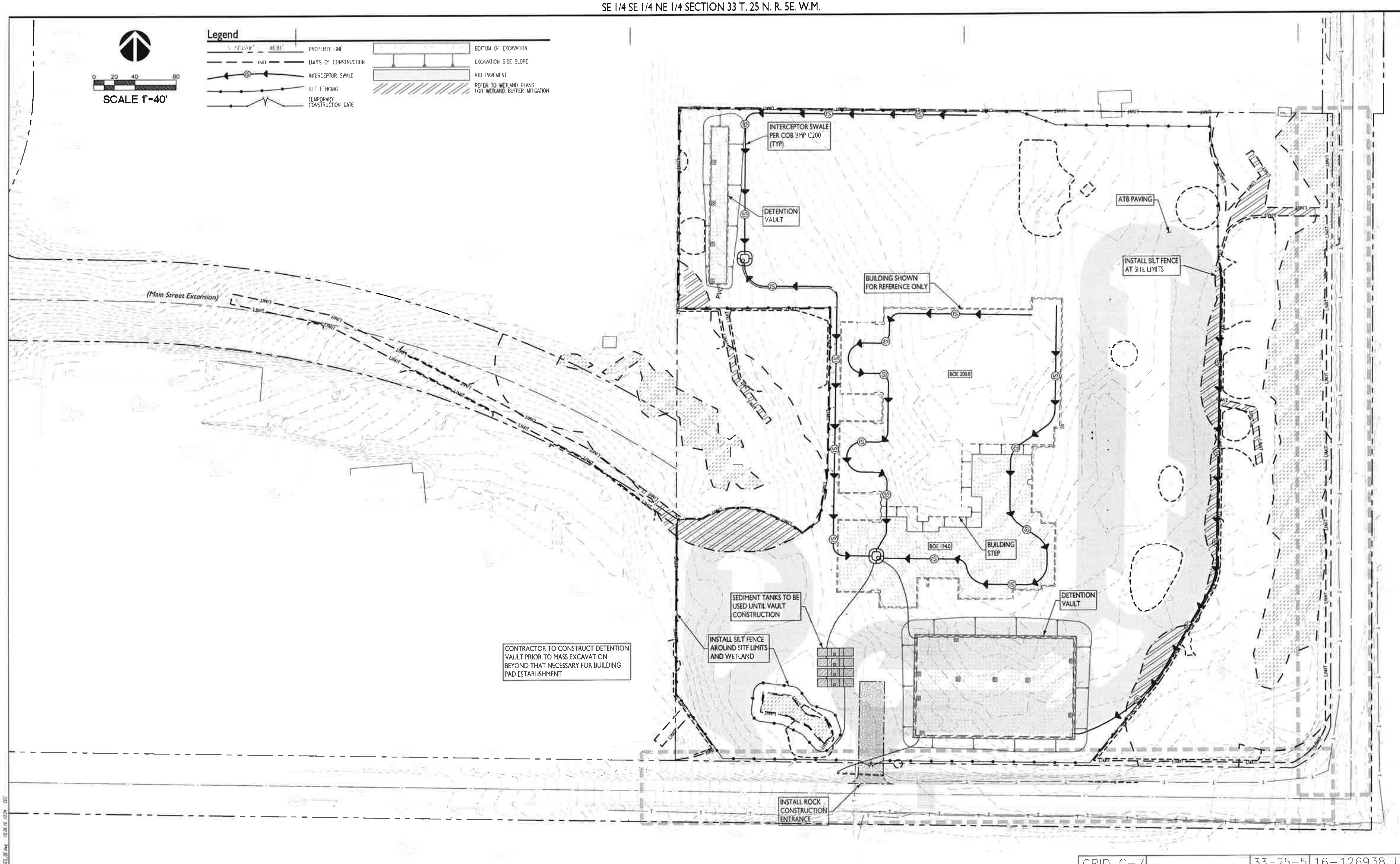
COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691

Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
OVERALL DEMOLITION PLAN

SHEET NUMBER
C1.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



NO.	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

COUGHLIN PORTER LUNDEEN
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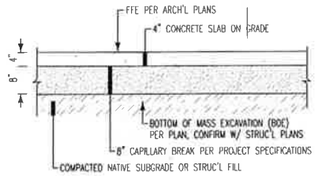
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
OVERALL TESC PLAN

SHEET NUMBER:
C2.00

Legend

- N 79°33'06" E – 46.81' — PROPERTY LINE
- LIMIT — LIMITS OF CONSTRUCTION
- INTERCEPTOR SWALE
- SILT FENCING
- TEMPORARY CONSTRUCTION GATE
- BOTTOM OF EXCAVATION
- EXCAVATION SIDE SLOPE
- ATB PAVEMENT
- REFER TO WETLAND PLANS FOR WETLAND BUFFER MITIGATION



Bottom Of Mass Excavation (B.O.E.)

* NOT TO SCALE
* DOES NOT APPLY TO MAT FOOTING

0 10 20 40

SCALE 1"=20'

INSTALL SITE CONSTRUCTION FENCE AROUND PERIMETER OF CONSTRUCTION

DETENTION VAULT AND EXCAVATION LAYBACK

SEDIMENT TRAP WITH 55 GALLON DRUM AND SUMP PER COB BMP C240. CONTRACTOR TO RELOCATE AS NEEDED FOR CONSTRUCTION SEQUENCE.

HIGH POINT OF DITCHES

PVC

DISCHARGE TO INTERCEPTOR SWALE

BUILDING OUTLINE SHOWN FOR REFERENCE ONLY

BOE 200.0

BUILDING PAD FOR NEW STRUCTURE

TREE PROTECTION PER COB BMP T101 (TYP)

INTERCEPTOR SWALE PER COB BMP C200 (TYP)

TREE PROTECTION PER COB BMP T101 (TYP)

SILT FENCE (TYP)

LIMIT OF CONSTRUCTION LINE (TYP)

INTERCEPTOR SWALE PER COB BMP C200 (TYP). CONTRACTOR TO RELOCATE AS NEEDED FOR CONSTRUCTION SEQUENCE.

See Sheet Cx.02

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PERSON — STATE OF WASHINGTON — 24936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

COUGHLINPORTERLUNDEEN
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Bellevue School District

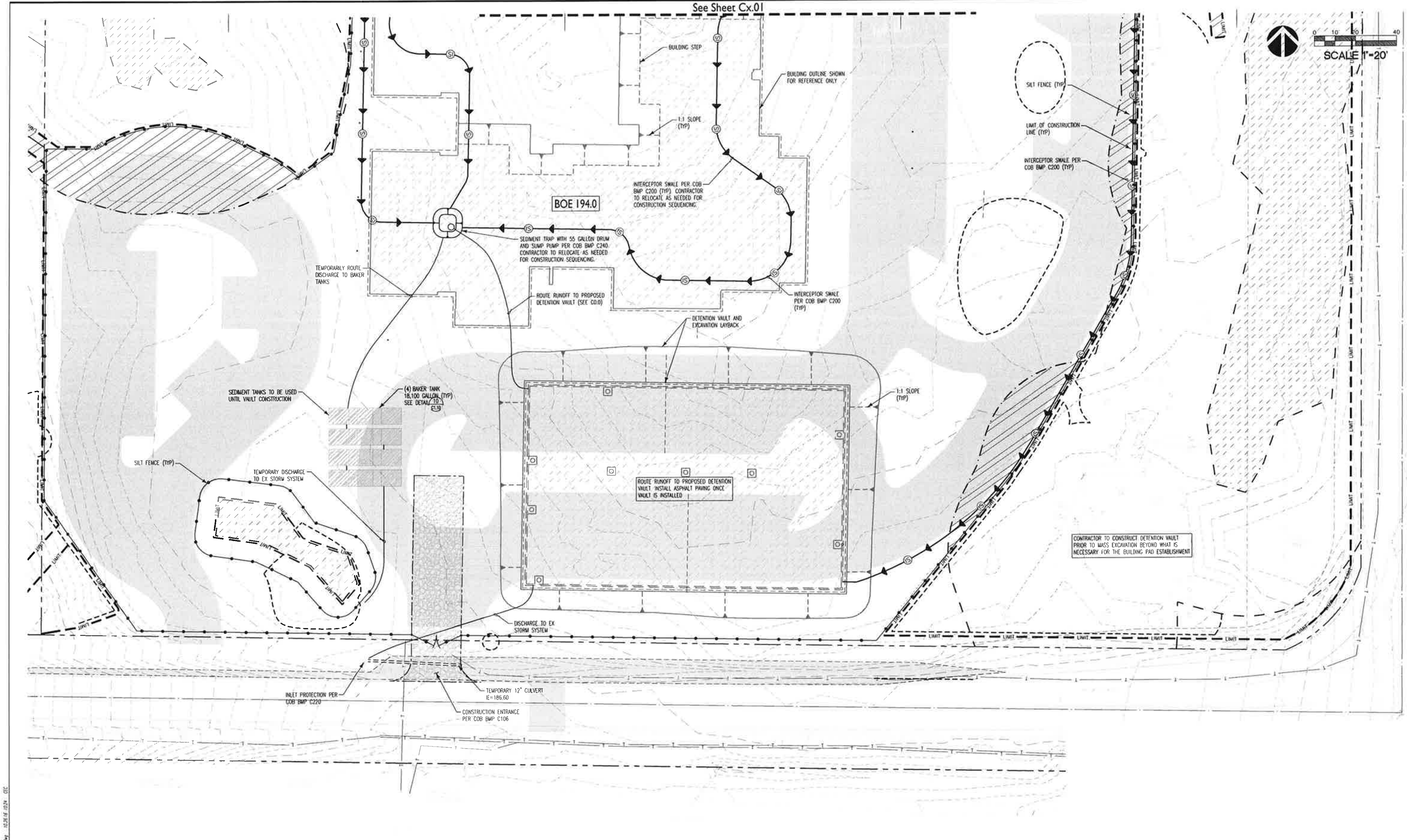
WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: TESC PLAN NORTH

SHEET NUMBER: C2.01

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

CPL NO. C140318.01
FILE -
DRAWN CEC
CHECKED TBB
DATE 10/26/2016

COUGHLIN PORTER LUNDEEN
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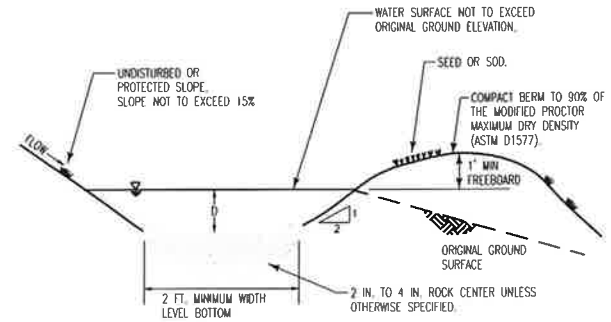
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
TESC PLAN SOUTH

SHEET NUMBER
C2.02

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

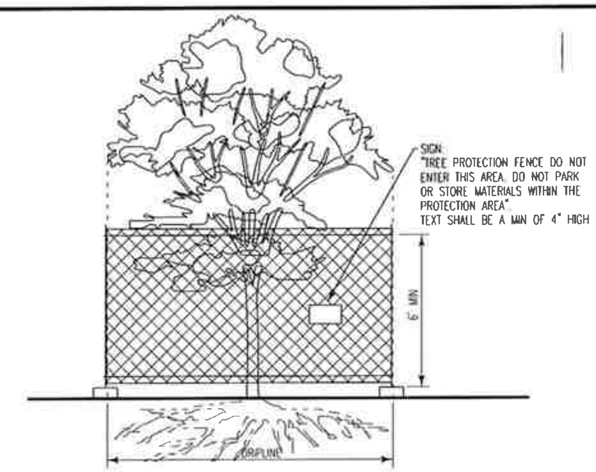


NOTES:

1. SEE DETAIL 11/C1.10 FOR CHECK DAM REQUIREMENTS
2. DIMENSIONS: 1 FT. MINIMUM DEPTH (D) BY 2 FT. MINIMUM BOTTOM WIDTH.
3. SWALE GRADES SHOULD NOT EXCEED 5%. SIDE SLOPES SHOULD BE 2:1 OR LESS.
4. OUTLET SHALL CONSIST OF RIPRAP DISCHARGING TO STABILIZED OUTLET, SEDIMENT POND OR LEVEL SPREADER.
5. IF DESIGNED AS A PERMANENT DRAINAGE FEATURE, MAY BE USED IN COMBINATION WITH INTERCEPTOR DRAIN. SEE DETAIL EC-11.

BMP C200

Interceptor Swale 1

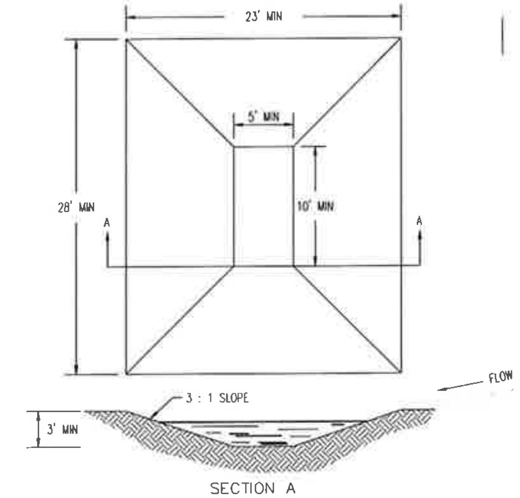


NOTES:

1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. DO NOT DRIVE POSTS OR STAKES INTO ROOTS.
2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL WITHIN FOUR HOURS.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

BMP T101

Tree Protection 2

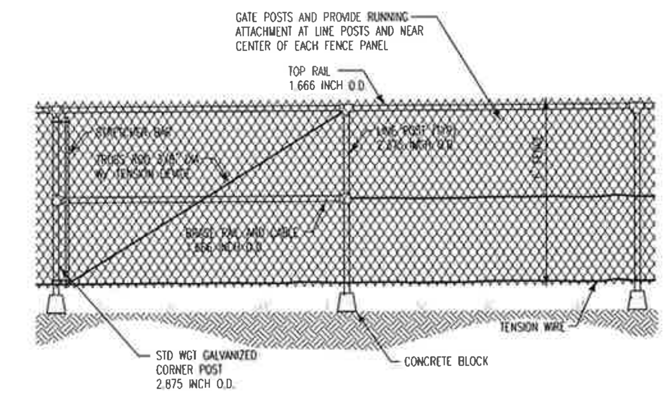


NOTES:

1. INSTALL ADJACENT AND DOWNGRADIENT OF TEMPORARY CONSTRUCTION EXIT OR SINGLE FAMILY DRIVEWAY AND AS CLOSE TO PAVED DRIVING SURFACE AS POSSIBLE.
2. MORE TRUCK TRAFFIC MAY REQUIRE A LARGER AREA.
3. FOR SINGLE FAMILY APPLICATIONS, MINIMUM BOTTOM DIMENSIONS MAY BE REDUCED TO 6 FT. X 3 FT

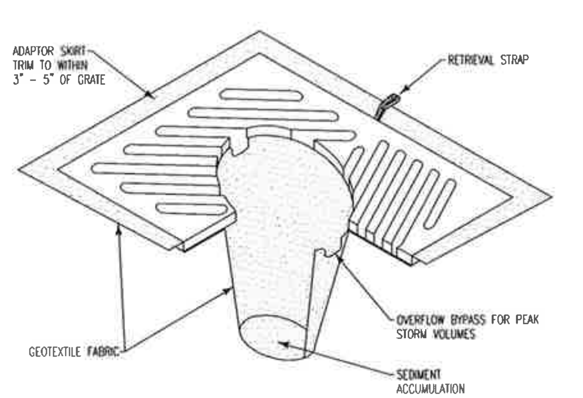
BMP C106

Truck Wheel Wash 3



BMP C103

Temporary Construction Fence 4

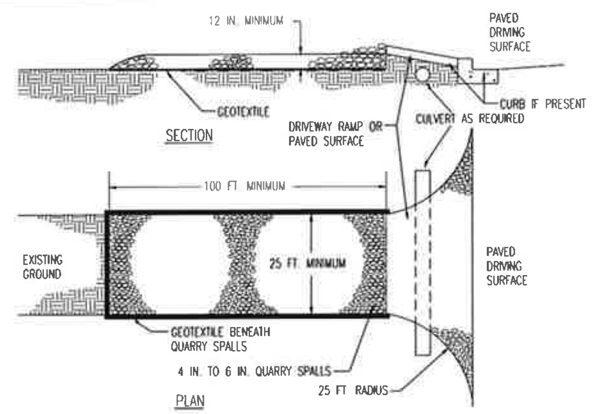


NOTES:

1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

BMP C220

Catch Basin Sediment Filter 6

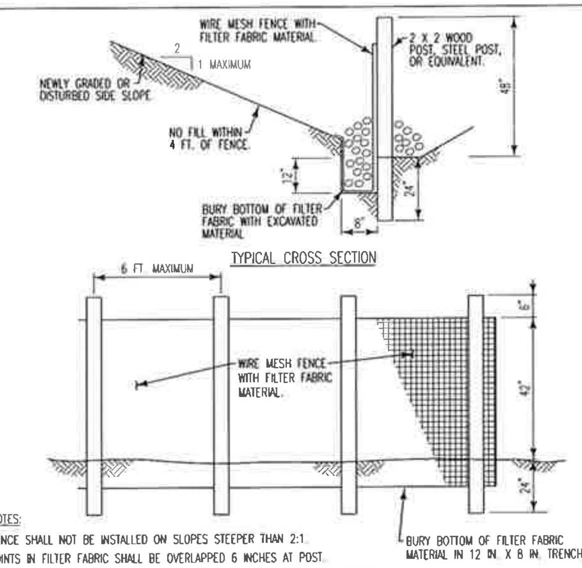


NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.

BMP C105

Temporary Construction Exit 6

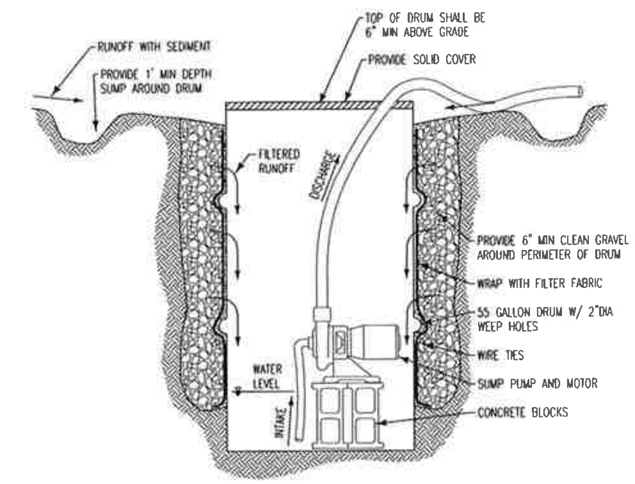


NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

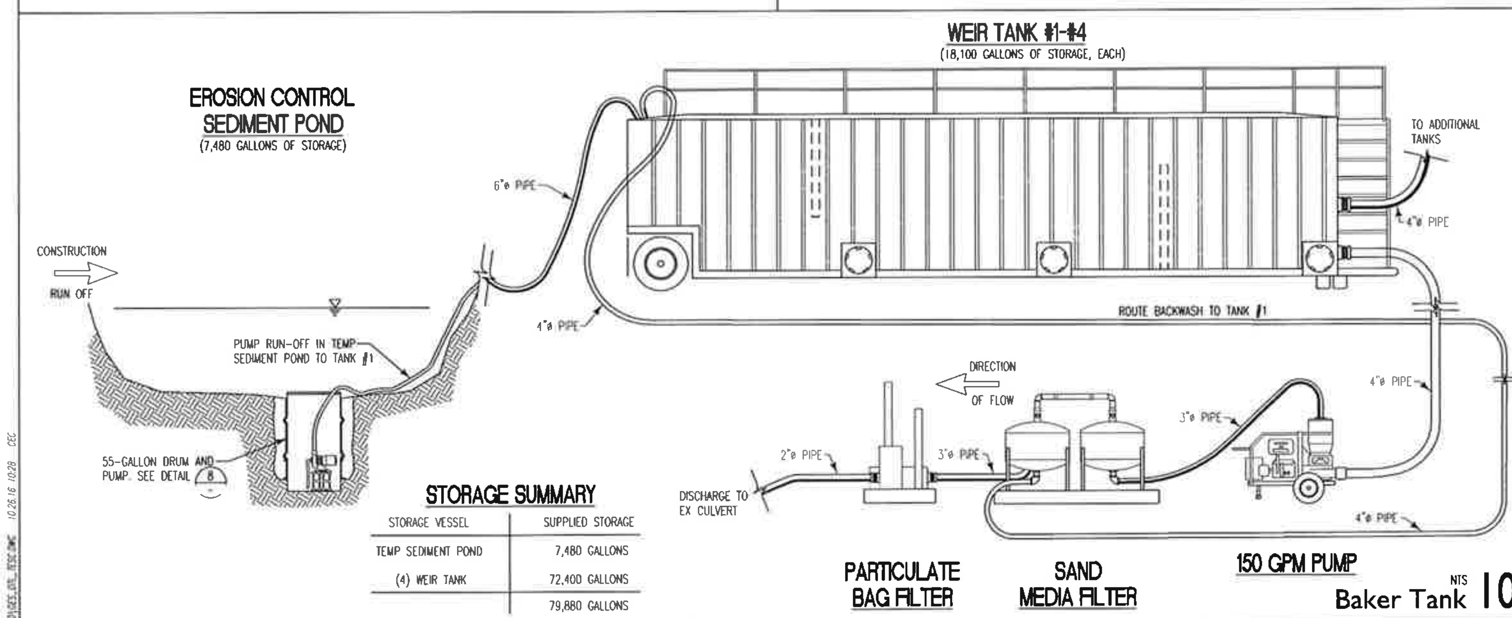
BMP C233

Reinforced Silt Fence 7



BMP C240

Moveable 55 Gallon Drum And Pump Detail 8

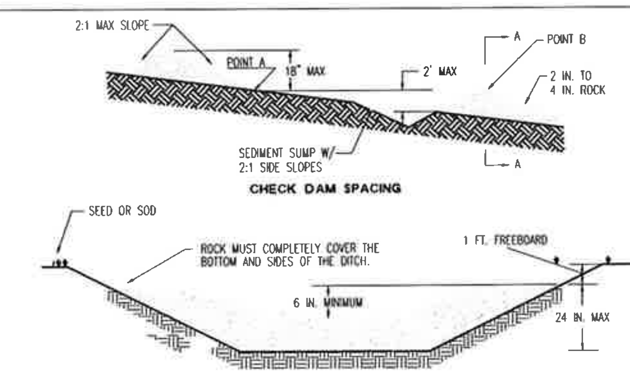


STORAGE SUMMARY

STORAGE VESSEL	SUPPLIED STORAGE
TEMP SEDIMENT POND	7,480 GALLONS
(4) WEIR TANK	72,400 GALLONS
	79,880 GALLONS

NTS

Baker Tank 10



NOTES:

1. 50 FT MAXIMUM SPACING BETWEEN CHECK DAMS.
2. ANY SEDIMENT DEPOSTION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP, AN EROSION CONTROL BLANKET, OR A NET.
4. A 6-INCH SUMP SHALL BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM.
5. CHECK DAMS SHALL BE CONSTRUCTED SO THAT POINTS A AND B ARE OF EQUAL ELEVATION.
6. SANDBAG CHECK DAMS MAY BE SUBSTITUTED FOR ROCK CHECK DAMS AS APPROVED BY THE CLEARING AND GRADING INSPECTOR.

NTS

Rock Check Dam 11

NOTES:

1. HAULING MUST BE STOPPED DURING PERIODS OF HEAVY RAIN AS DETERMINED BY THE CITY INSPECTOR. THE CONTRACTOR SHALL SCHEDULE EARTHWORK ACTIVITIES TO MINIMIZE DISRUPTION OF CONSTRUCTION DUE TO ADVERSE WEATHER CONDITIONS.
2. THE CONTRACTOR SHALL MAINTAIN ON SITE AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS SUCH AS FILTER FENCE, PLASTIC SHEETING, CATCH BASIN PROTECTION, PUMPS ETC.
3. THE CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO THE TEMPORARY SEDIMENT POND AS INDICATED ON THE PLANS. CONSTRUCTION RUNOFF MUST MEET TURBIDITY REQUIREMENTS PRIOR TO DISCHARGE FROM THE SITE. THE STANDARD FOR TURBIDITY (INDIRECT MEASUREMENT OF THE AMOUNT OF SUSPENDED SEDIMENTS IN WATER) IS:

   25 NTU'S (NEPHELOMETRIC TURBIDITY UNIT'S)
   THE OWNERS REPRESENTATIVE SHALL TAKE READINGS TO DETERMINE THE TURBIDITY OF THE CONSTRUCTION RUNOFF. IN THE EVENT THE RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   1. INSURE ALL BMP'S REQUIRED IN THE DOCUMENTS ARE FUNCTIONING AS INTENDED.
   2. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   3. SAMPLE DISCHARGE DAILY UNTIL THE DISCHARGE IS 25 NTU'S OR LOWER.

4. IN THE EVENT THE CONSTRUCTION RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS, THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   1. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   2. PROVIDE ADDITIONAL SETTLEMENT SYSTEMS INCLUDING BUT NOT LIMITED TO: SETTLEMENT TANKS, PARTICULATE FILTERS, PUMP SYSTEMS ETC.
   3. ADD EROSION PREVENTION BMP'S.

5. PLASTIC COVERING MUST BE PLACED OVER EXPOSED SLOPES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.

IF THE CONTRACTOR CANNOT MEET THE TURBIDITY REQUIREMENTS AFTER INCREASING BMP'S AS SUGGESTED BY THE COB INSPECTOR AND ON-SITE EROSION CONTROL PROFESSIONAL, THE FOLLOWING STEPS CAN BE TAKEN TO DISCHARGE TURBID RUNOFF: DISCHARGE TURBID RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH DISCHARGING CONSTRUCTION RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH DISCHARGING RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL PROVIDE PUMPS AND PIPING REQUIRED TO DISCHARGE THE TURBID RUNOFF TO THE SANITARY SEWER. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THESE EFFORTS WITH THE CITY OF BELLEVUE INSPECTOR.

NTS

Turbidity Monitoring Notes 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER 38036 — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

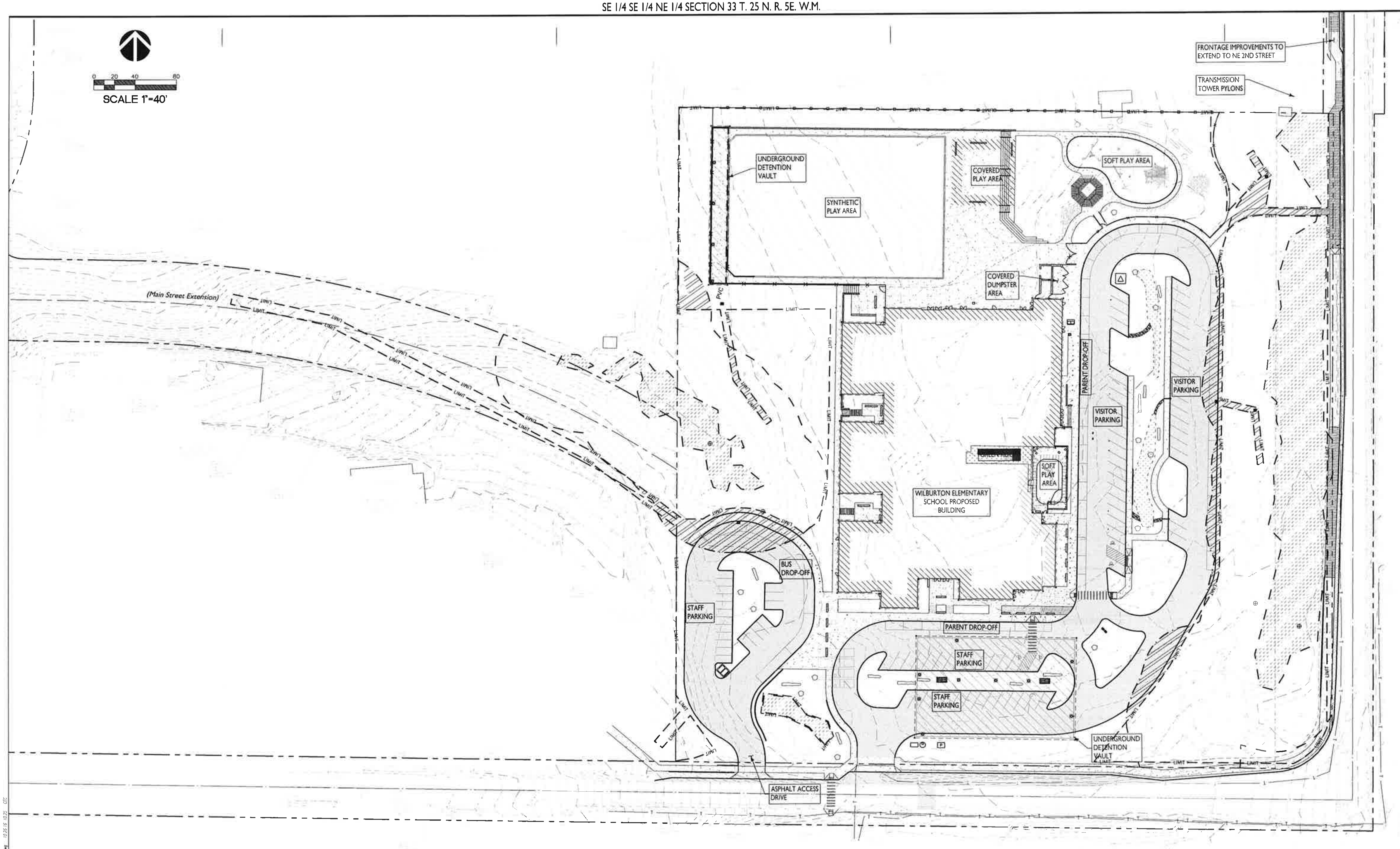
COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691

Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: TESC DETAILS

SHEET NUMBER: C2.20

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON · STATE OF WASHINGTON · REGISTERED PROFESSIONAL ENGINEER · NOT FOR CONSTRUCTION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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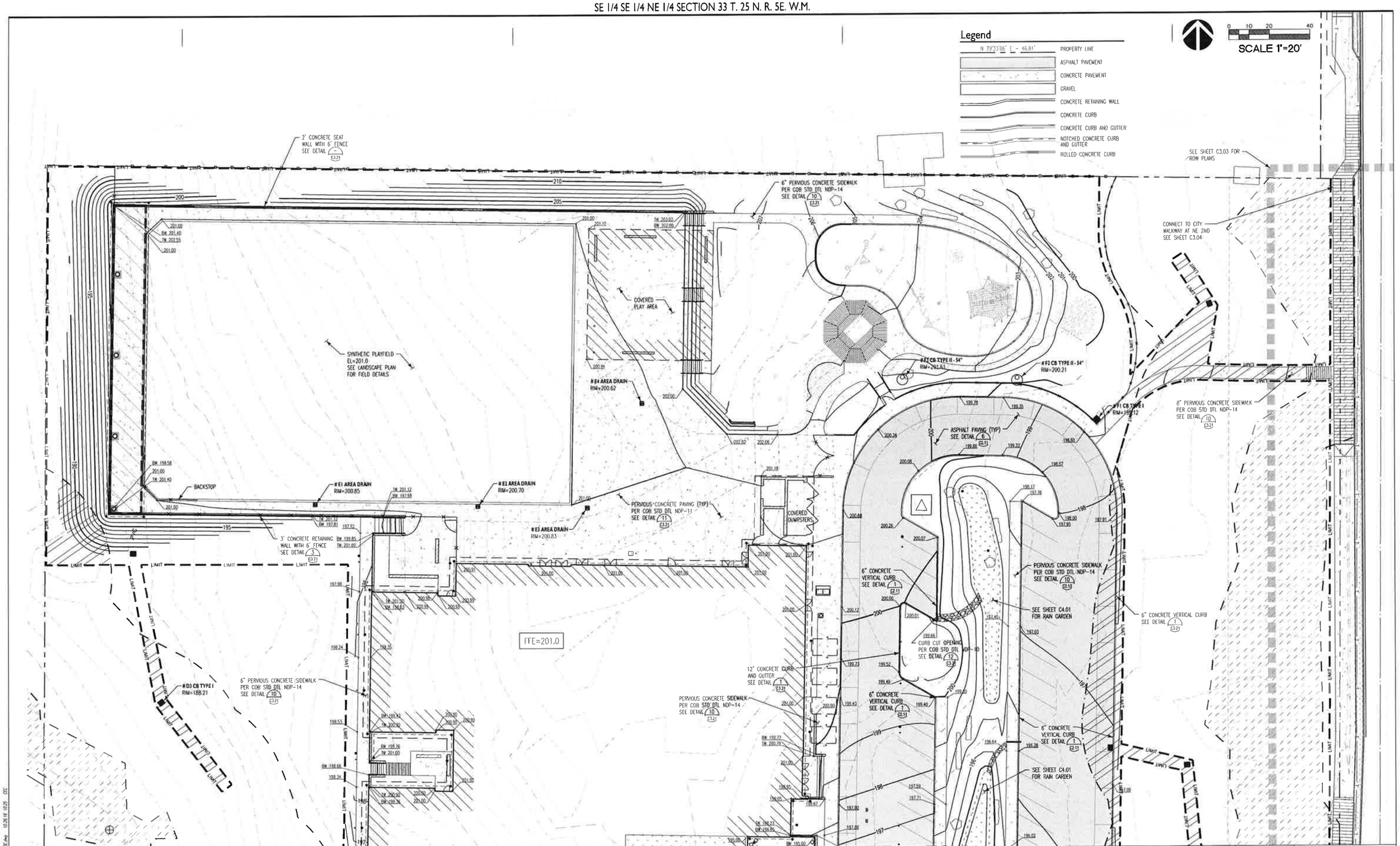
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
OVERALL GRADING AND PAVING PLAN

SHEET NUMBER
C3.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

KEY MAP

JEFF NOEL PATERSON — STATE OF WASHINGTON — 20936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO. C140318.01
FILE -
DRAWN CEC
CHECKED TBB
DATE 10/26/2016

COUGHLINPORTERLUNDEEN
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Bellevue School District

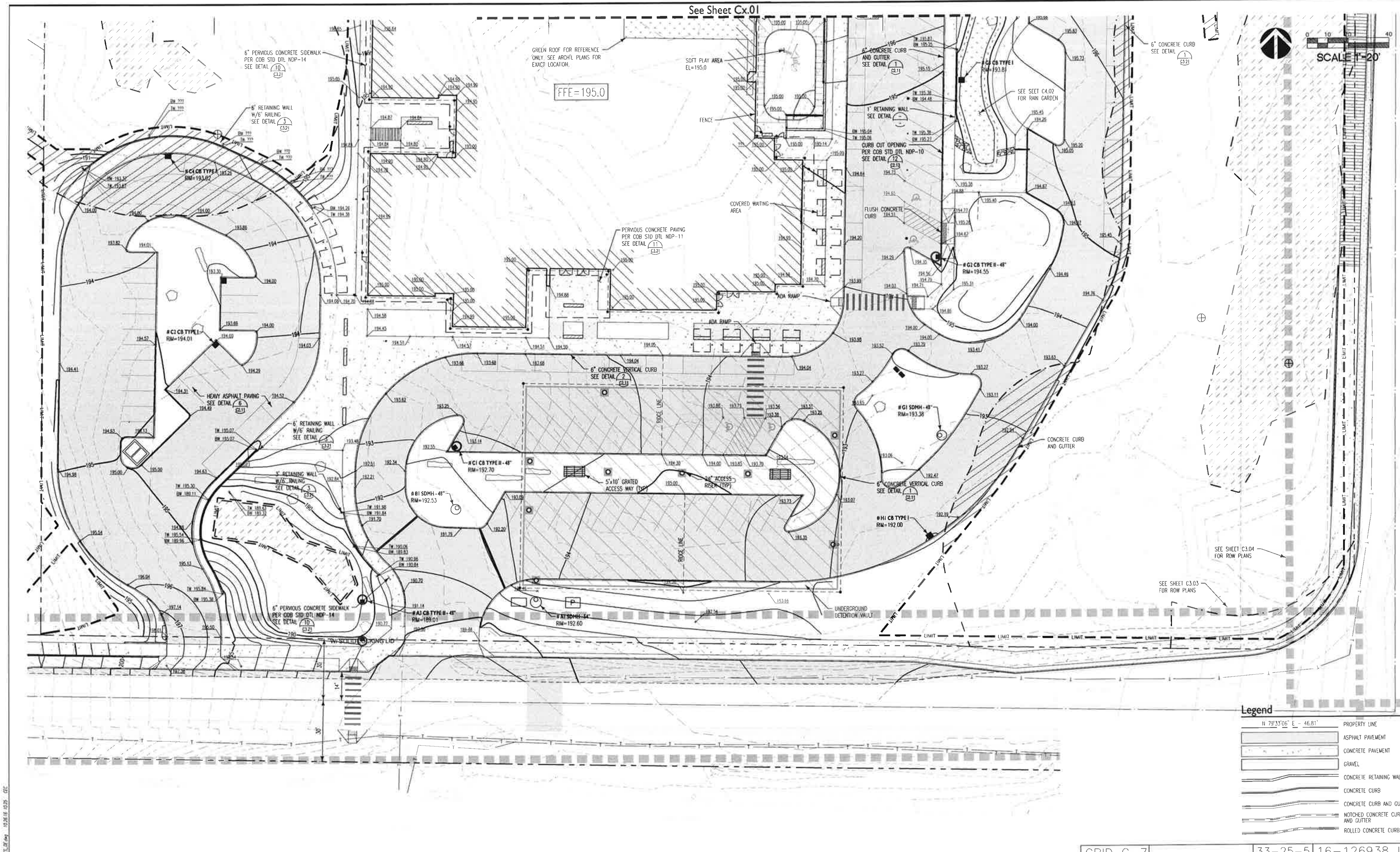
WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: GRADING AND PAVING PLAN NORTH

SHEET NUMBER: **C3.01**

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7		33-25-5	16-126938 UE

NO	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON — STATE OF WASHINGTON — 36936 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO. C140318.01
FILE -
DRAWN CEC
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DATE 10/26/2016

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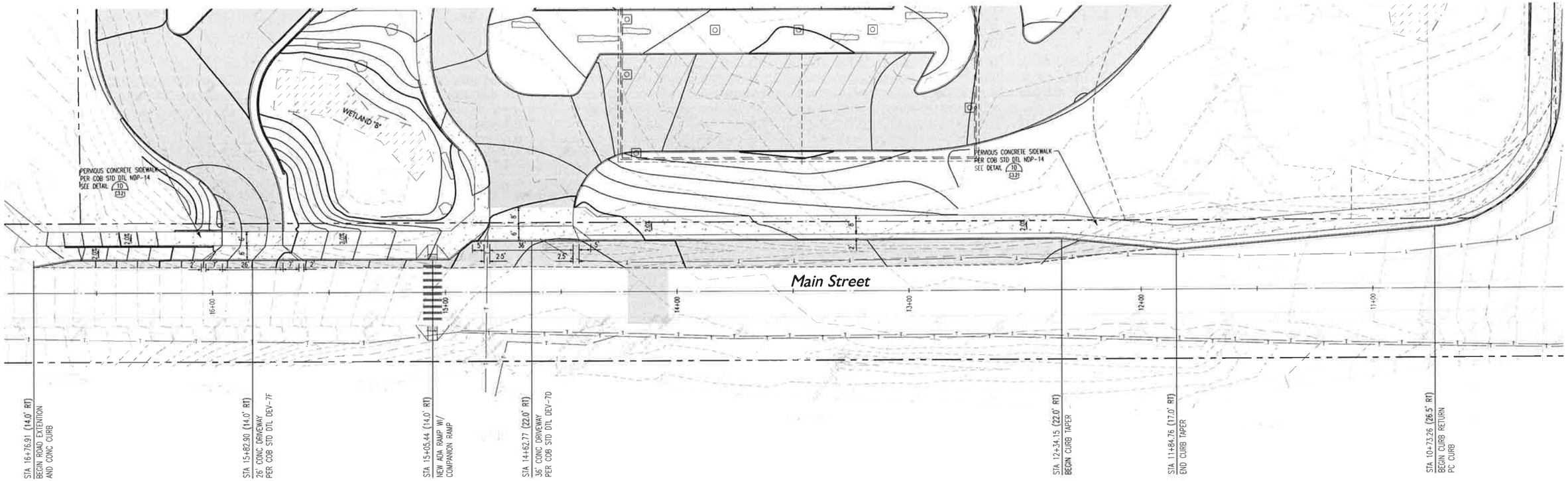
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
GRADING AND PAVING PLAN SOUTH

SHEET NUMBER
C3.02

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

SCALE 1"=20'



GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF JOEL PETERSON — STATE OF WASHINGTON — 25936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE:	-
DRAWN:	CEC
CHECKED:	TBB
DATE:	10/26/2016

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Bellevue School District

WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:

MAIN STREET ROW GRADING AND PAVING PLAN

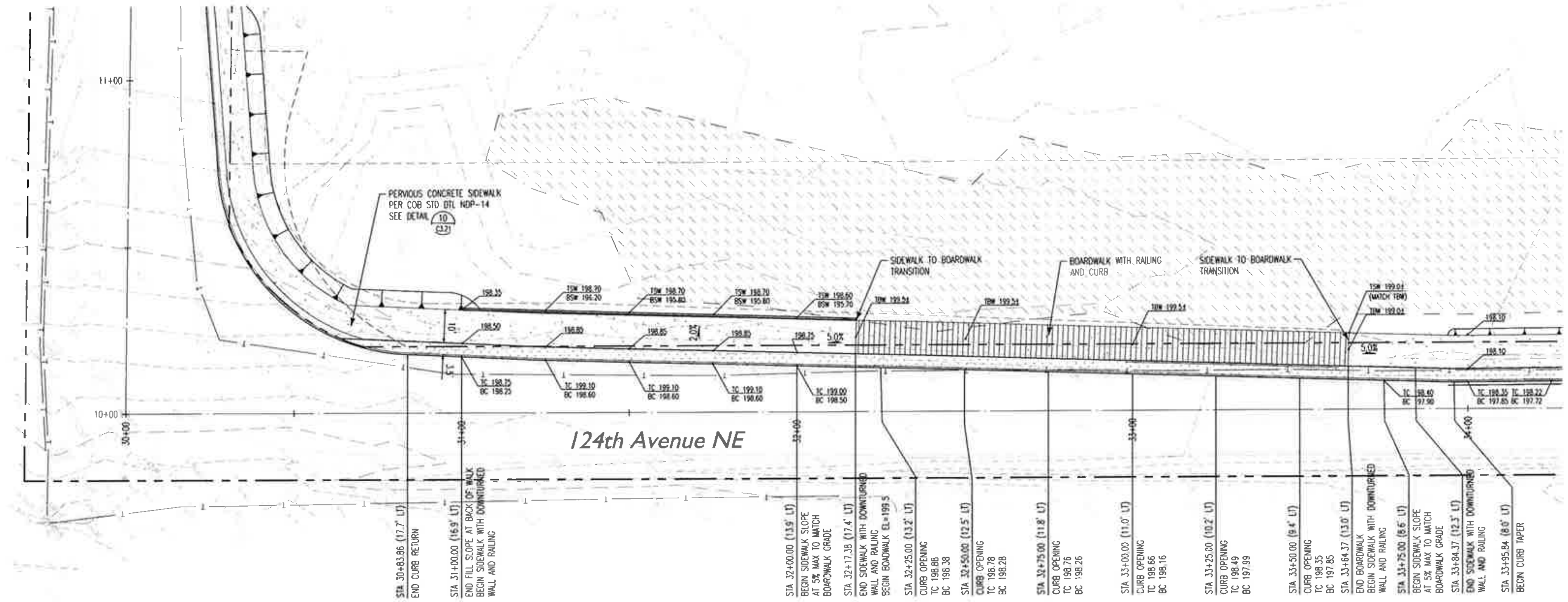
SHEET NUMBER:

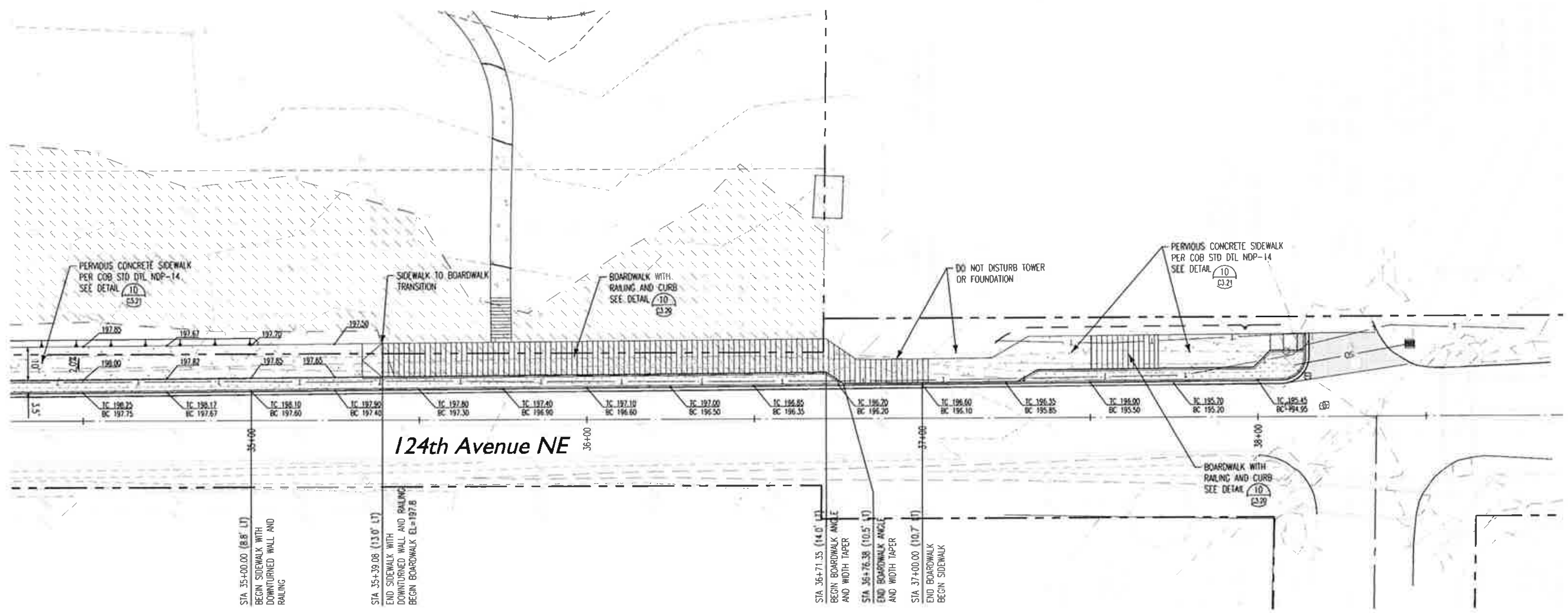
C3.03

SCALE 1"=20'

BC = BOTTOM OF CURB (FLOWLINE)
TC = TOP OF CURB
TBW = TOP OF BOARDWALK (WALKING SURFACE)
TSW = TOP OF SIDEWALK
BSW = BOTTOM OF SIDEWALK DOWNTURNED EDGE

NOTE:
TBW GRADE WILL VARY WITHIN ±0.1' BASED ON EXISTING GRADE AT BOARDWALK LOCATION





GRID G-7 | 33-25-5 | 16-126938 UE

NO	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO: C140318.01
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DATE: 10/26/2016

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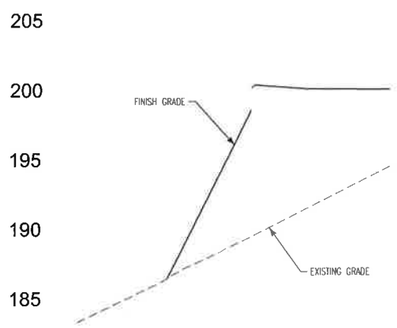
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: 124TH AVE NE ROW GRADING AND PAVING PLAN

SHEET NUMBER: **C3.04**



Section A
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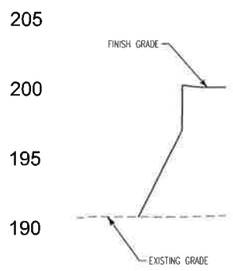
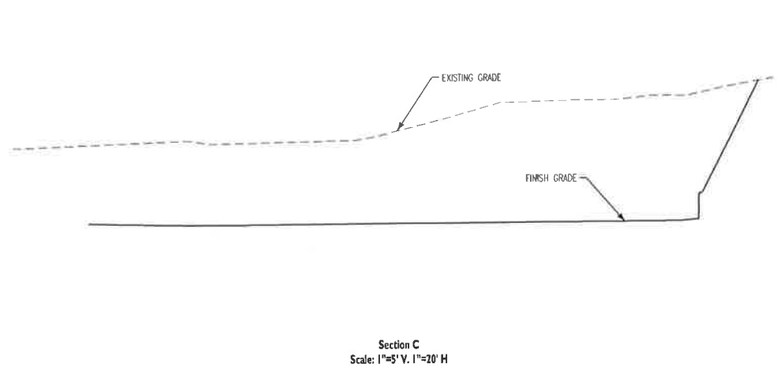


Section B
Scale: 1"=5' V. 1"=20' H



Section C
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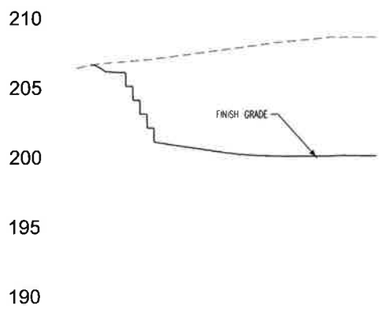
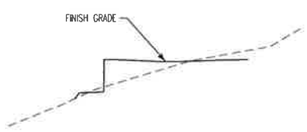


Section D
Scale: 1"=5' V. 1"=20' H



Section E
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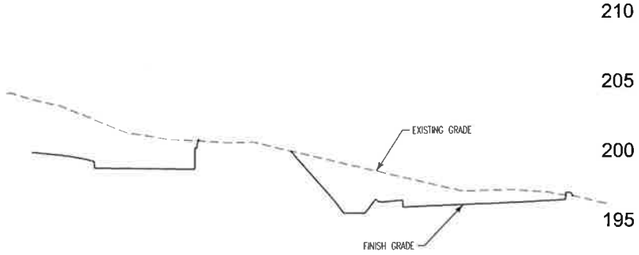
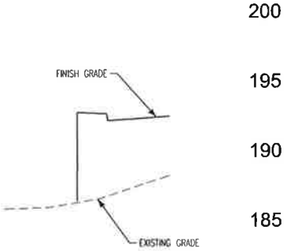


Section F
Scale: 1"=5' V. 1"=20' H



Section G
Scale: 1"=5' V. 1"=20' H

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

C140318.01
-
CEC
TBB
10/26/2016

COUGHLIN PORTER LUNDEEN
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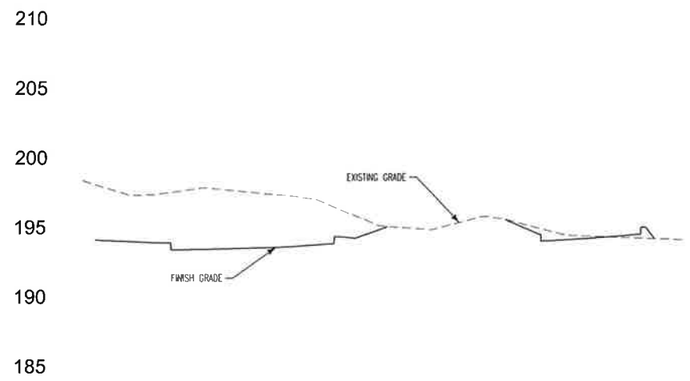
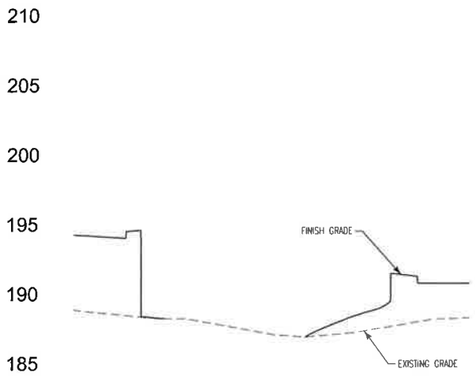
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
GRADING SECTIONS

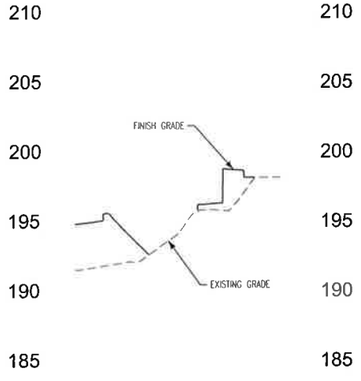
SHEET NUMBER:
C3.10



Section H
Scale: 1"=5' V. 1"=20' H



Section I
Scale: 1"=5' V. 1"=20' H



Section J
Scale: 1"=5' V. 1"=20' H

NO.	DATE	REVISION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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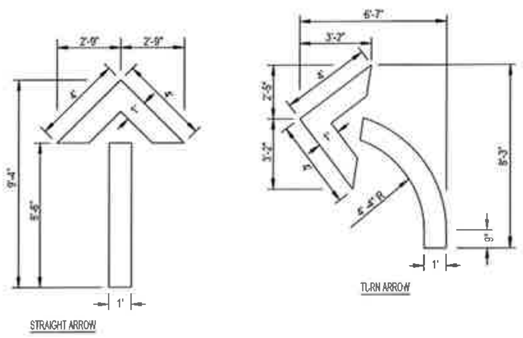
Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

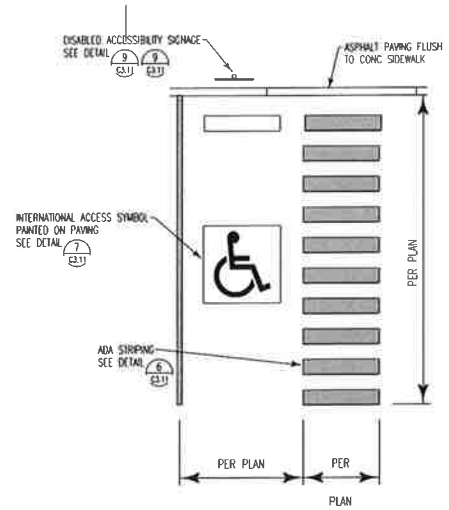
GRID G-7 | 33-25-5 | 16-126938 UE

SHEET TITLE
GRADING
SECTIONS

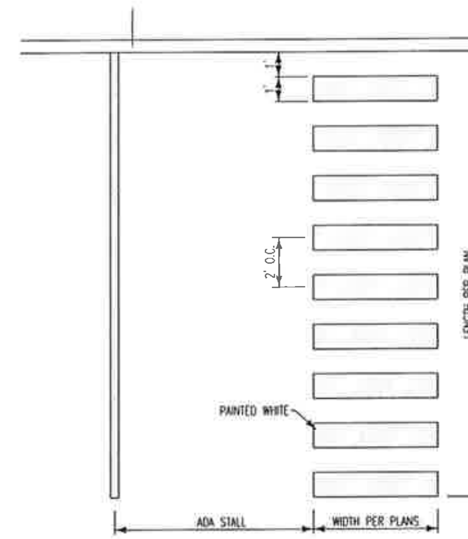
SHEET NUMBER
C3.11



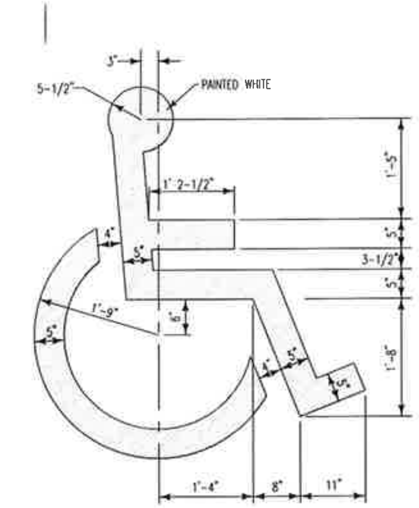
COB STD DTL TE-06
Traffic Arrows 1



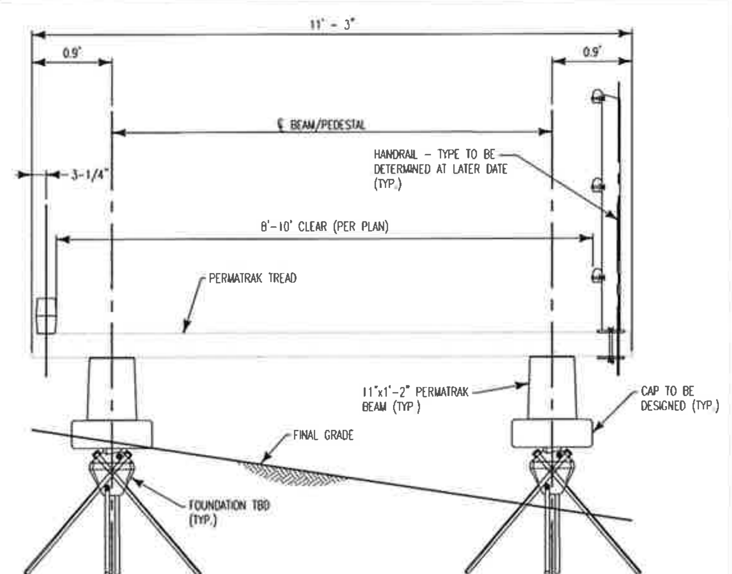
NTS
Typical ADA Parking Stall 2



NTS
ADA Striping 3



NTS
ADA Symbol 4



Typical Cross Section
NTS

METAL POST NOTES

1. METAL POSTS SHALL BE TELESPAR QUICK PUNCH POST.
2. METAL STOP AND YIELD SIGN POSTS SHALL HAVE ALTERNATING 1' BANDS OF RED AND WHITE 3M DIAMOND GRADE SHEETING. ALL OTHER POSTS SHALL BE UNSHEETED.
3. FOR IN-SIDEWALK INSTALLATIONS, CORE 4" DIAM. HOLE. ANCHOR LENGTH MAY BE DECREASED TO 12".
4. POST SHALL BE ROLLED CARBON SHEET STEEL, ASTM A570 GRADE 50 AND BE HOT DIPPED GALVANIZED AASHTO M-120 YIELD STRENGTH 60,000 PSI MIN. POST SHALL HAVE 7/16" DIE-PUNCHED KNOCKOUTS ON 1" CENTERS FULL LENGTH, FOUR SIDES.
5. ANCHOR SHALL HAVE 4 7/16" HOLES ONE EACH SIDE 2" FROM TOP END. FINISH SHALL BE ZINC HOT DIPPED GALVANIZED MATERIAL TO MEET ASTM A500 GRADE B.
6. DRIVE RIVETS TO BE TL3806 3/8" DIA.
7. CORNER BOLTS TO BE TLCB516M.

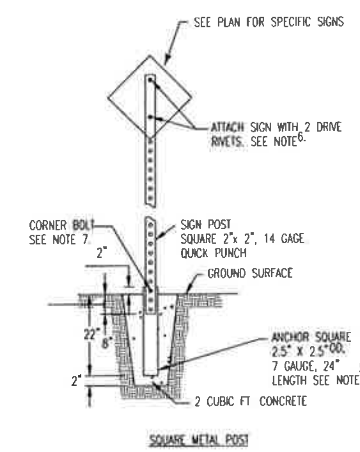
SIGN INSTALLATION NOTES

SIGN SHEETING REQUIREMENTS

1. 3M DIAMOND GRADE DG REFLECTIVE SHEETING OR APPROVED EQUAL STOP, YIELD, KEEP RT, TURN RESTRICTION, LARGE ARROW, CHEVRON, CURVE/TURN WARNING, PED & ADV PED CROSSING, SCHOOL AND ADV SCHOOL CROSSING, STOP/YIELD/SIGNAL AHEAD, OBJECT MARKERS, END OF ROAD MARKER, ALL STREET NAME SIGNS, ALL MAST ARM OR OVERHEAD MOUNTED SIGNS. ALL OTHER SIGNS SHALL HAVE 3M HIGH INTENSITY PRISMATIC SHEETING, OR APPROVED EQUAL.

SIGN HEIGHT

2. 7' FROM BOTTOM OF SIGN TO STREET OR SIDEWALK. 6' FROM BOTTOM OF LOWER SIGN FOR MULTIPLE SIGNS ON ONE POST. EXCEPTIONS ONLY AS SPECIFICALLY STATED ON PLANS OR APPROVED BY THE ENGINEER.



NOTE: EXACT LOCATION OF SIGNS TO BE DETERMINED IN THE FIELD BY THE TRANSPORTATION INSPECTOR.

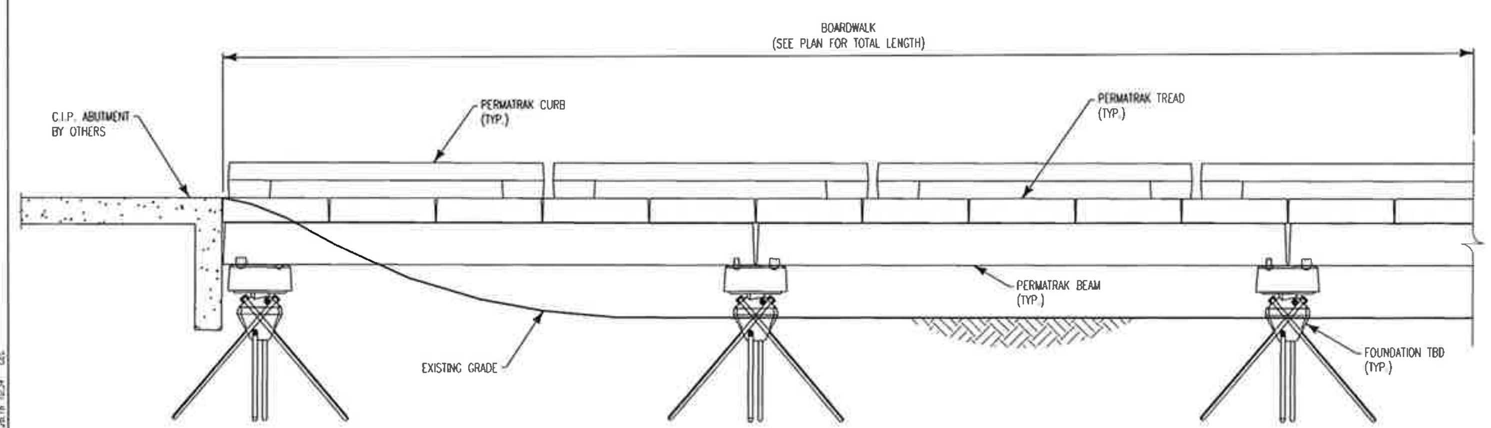
COB STD DTL TE-21A
Sign Installation 7

EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN THE PATH OF TRAVEL, SHALL BE 60" FROM THE FINISHED GRADE OF THE PARKING SPACE TO THE BOTTOM OF THE SIGN.

AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

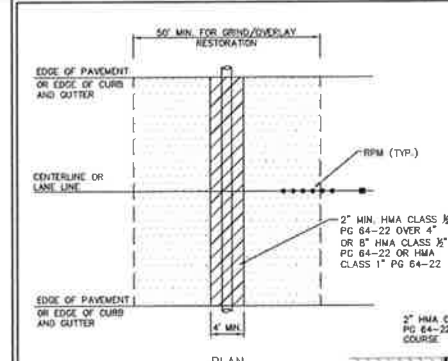
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED DISABLED PARKING SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT ____________ OR ____________ OR BY TELEPHONING ____________."

NTS
ADA Signage 8



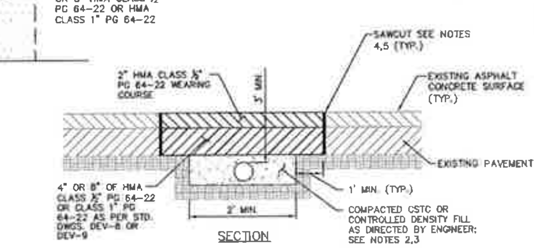
Typical Longintudinal Section
NTS

NTS
Permatrak Boardwalk 10



NOTES:

1. ASPHALT CONCRETE MIX SHALL BE HMA CLASS ½" OR CLASS 1" PG 64-22.
2. ALL TRENCH BACKFILL SHALL BE CSTC OR CONTROLLED DENSITY FILL.
3. CONTROLLED DENSITY FILL SHALL MEET WSDOT STANDARDS AS STATED IN 2-09.3(1)E OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION MANUAL M41-10, CURRENT EDITION.
4. ALL SAW CUTS SHALL BE VERTICAL AND IN STRAIGHT LINES UNLESS OTHERWISE DIRECTED BY ENGINEER.
5. TACK ASPHALT FACES OF SAW CUTS AND SEAL SAW CUTS WITH PG 64-22 OIL.
6. HOT MIX ASPHALT SHALL BE A MINIMUM OF 6 INCHES THICK ON LOCAL STREETS AND A MINIMUM OF 10 INCHES THICK ON ARTERIALS.
7. PAVING FABRIC (IF FOUND) WILL NOT REQUIRE REPLACEMENT.



City of Bellevue

FLEXIBLE PAVEMENT PATCHING AND RESTORATION DETAILS TRANSVERSE CUT

DRAWING NUMBER	ROW-1
SCALE	NONE
REVISION DATE	01/15
DEPARTMENT	TRANS

COB DTL ROW-1 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 38936 — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
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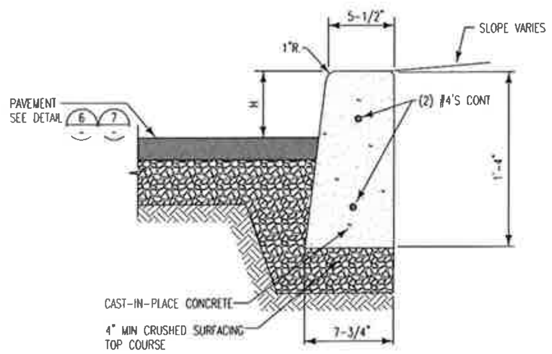
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
GRADING AND PAVING DETAILS

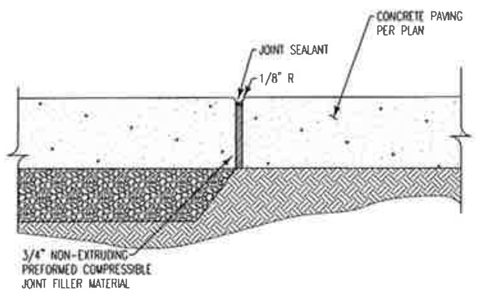
SHEET NUMBER
C3.20



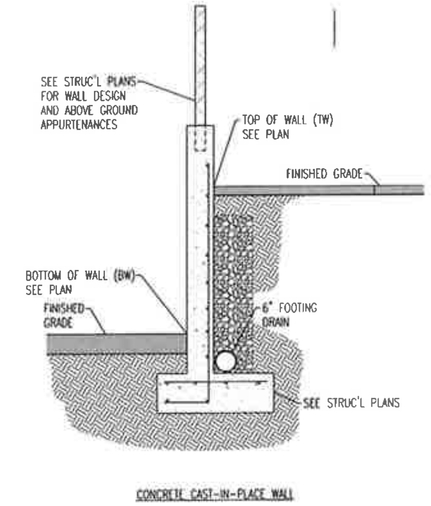
NOTES:

1. CURB HEIGHT, H, EQUALS 6" UNLESS OTHERWISE NOTED.

NTS
Concrete Vertical Curb 1



NTS
Concrete Expansion Joint 2

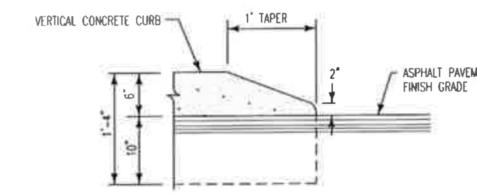


CONCRETE CAST-IN-PLACE WALL

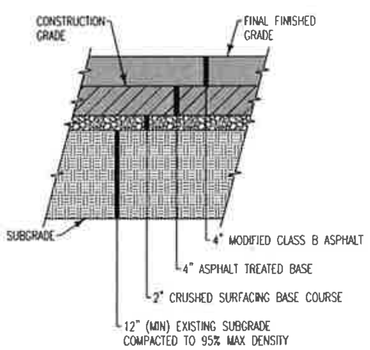
NOTES:

1. FOR WALLS HIGHER THAN 30", SEE STRUCTURAL PLANS

NTS
Concrete Wall 3



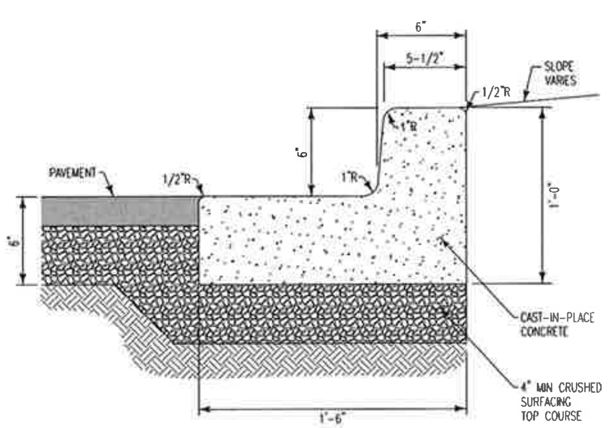
NTS
Curb Taper 4



NOTES:

1. SEE SPECIFICATIONS FOR GENERAL ASPHALT PAVING NOTES
2. TRENCHES OR EXCAVATIONS THROUGH THE ATB SURFACE SHALL BE BACKFILLED TO MATCH THE CONSTRUCTION SURFACE PRIOR TO PLACING FINAL LIFT OF ASPHALT. DAMAGED PORTIONS OF CONSTRUCTION SURFACE SHALL BE REPAIRED PRIOR TO PLACING FINAL LIFT OF ASPHALT.

NTS
Asphalt Paving Section 5

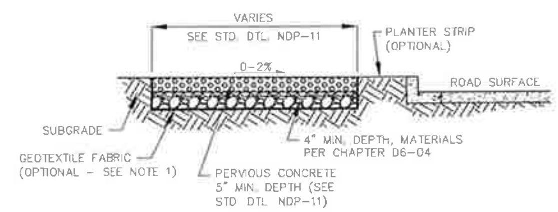


NOTE:

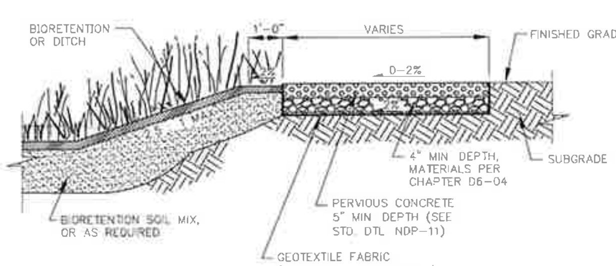
1. CURB HEIGHT, H, IS 6" UNLESS OTHERWISE NOTED.

NTS
Concrete Curb and Gutter 9

PERVIOUS PAVEMENT SIDEWALK ADJACENT TO CURB



PERVIOUS PAVEMENT SIDEWALK ADJACENT TO BIORETENTION OR DITCH

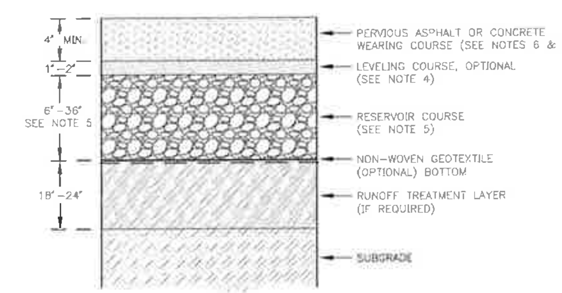


NOTES:

1. GEOTEXTILE FOR UNDERGROUND SEPARATION REQUIRED ONLY PER ENGINEER DESIGN.
2. SUBGRADE SHOULD NOT BE COMPACTED.
3. COVER TO PROTECT SURFACE UNTIL FINAL LANDSCAPING COMPLETE.

City of Bellevue | STORM AND SURFACE WATER UTILITY
TITLE: PERVIOUS PAVEMENT SIDEWALK
JANUARY 2014 | NO SCALE | NO. NDP-14

COB Std Detail NDP-14 10

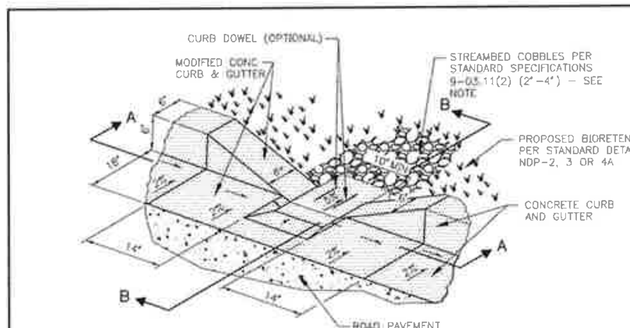


NOTES:

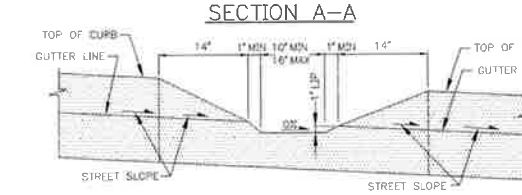
1. PERVIOUS PAVEMENT WITHIN CITY RIGHT-OF-WAY REQUIRES APPROVAL BY THE CITY WHEN PLACED BENEATH A TRAVELED WAY. THESE GUIDELINES PROVIDE A MINIMUM DEPTH FOR THE HYDROLOGIC PERFORMANCE OF THE PERVIOUS PAVEMENT. THE STRUCTURAL CAPACITY OF PAVEMENT SECTIONS WHEN SUBJECT TO VEHICULAR LOADS DEPENDS ON SEVERAL FACTORS AND MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
2. LONGITUDINAL SLOPE, 0 TO 5% MAX. FOR PERVIOUS ASPHALT, 6% MAX. FOR PERVIOUS CONCRETE.
3. USE CHECK DAM OR OTHER METHODS TO MAXIMIZE PONDING IN THE SUBSURFACE FOR LONGITUDINAL SLOPES EXCEEDING 2%. SEE STANDARD DETAIL NDP-15.
4. LEVELING COURSE MATERIALS: 1.5" TO U.S. NO. 8 UNIFORMLY GRADED, CRUSHED (ANGULAR), THOROUGHLY WASHED STONE.
5. RESERVOIR COURSE MINIMUM DEPTH OF 6" WITHOUT UNDERDRAIN, 22" MINIMUM WITH UNDERDRAIN.
6. PERVIOUS CONCRETE MUST BE INSTALLED BY A CERTIFIED PERVIOUS CONCRETE INSTALLER. PERVIOUS ASPHALT MUST BE INSTALLED BY AN EXPERIENCED PERVIOUS ASPHALT INSTALLER.
7. SEE NDP CHAPTER D6-04 HEREIN FOR ALL MATERIALS.

City of Bellevue | STORM AND SURFACE WATER UTILITY
TITLE: PERVIOUS ASPHALT OR CONCRETE PAVEMENT SECTION
JANUARY 2014 | NO SCALE | NO. NDP-11

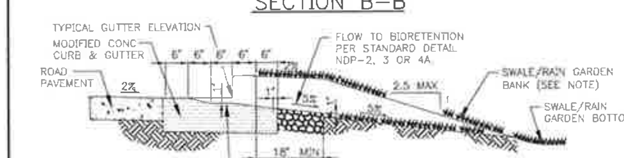
COB Std Detail NDP-11 11



SECTION A-A



SECTION B-B



NOTE:

MODIFY INLET TO BIORETENTION PLANTER AS NEEDED TO PREVENT EROSION

City of Bellevue | STORM AND SURFACE WATER UTILITY
TITLE: DRAIN CURB CUT OPENING FOR BIORETENTION
JANUARY 2014 | NO SCALE | NO. NDP-10

COB Std Detail NDP-10 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JOB NO.: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

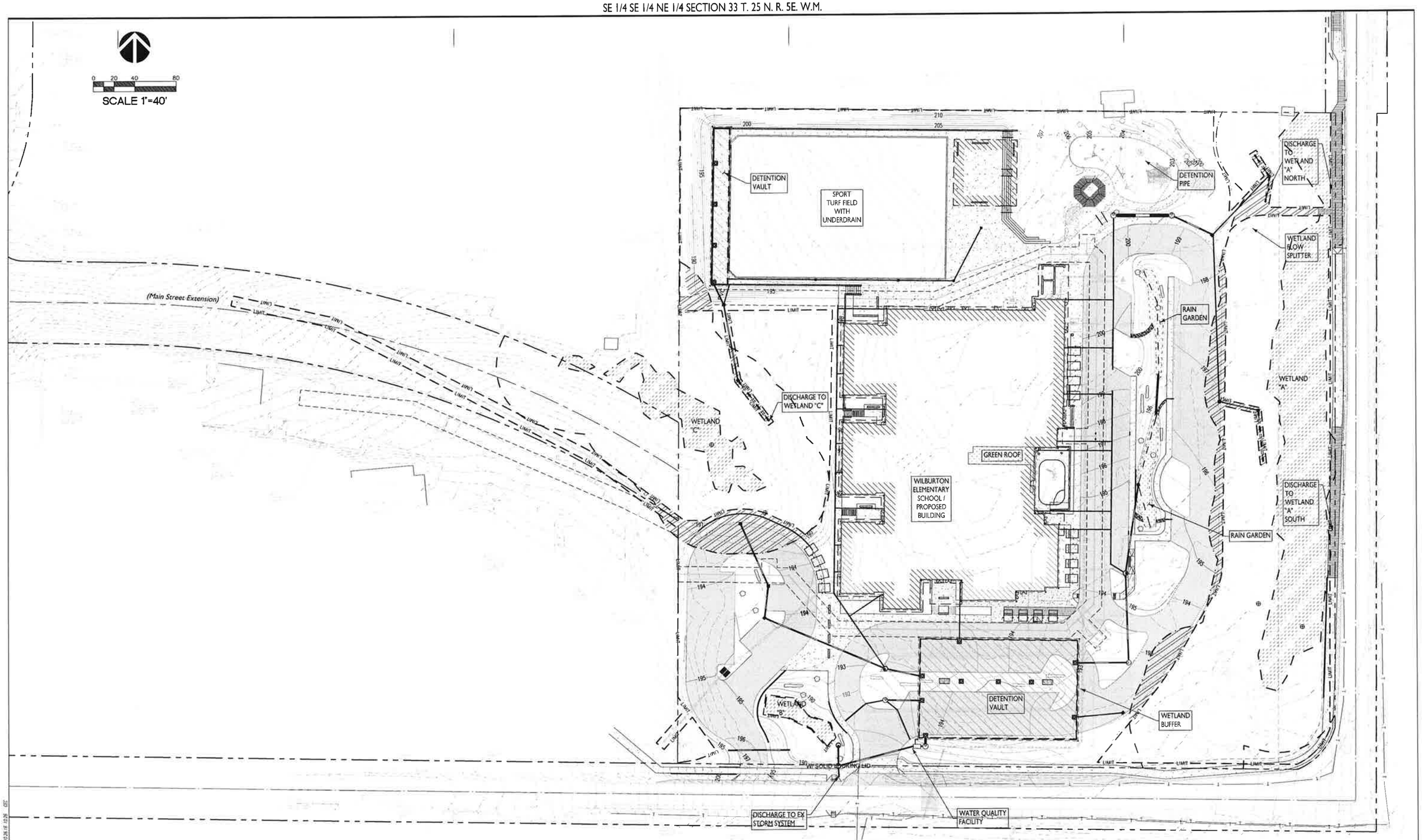
COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900, SEATTLE, WA 98104
P: 206/343-0460 F: 206/343-5691

Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: GRADING AND PAVING DETAILS

SHEET NUMBER: C3.21

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PATTERSON — STATE OF WASHINGTON — 22936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

COUGHLIN PORTER LUNDEEN
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Bellevue School District

WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
OVERALL STORM DRAINAGE PLAN

SHEET NUMBER:
C4.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

COB STANDARD DETAILS

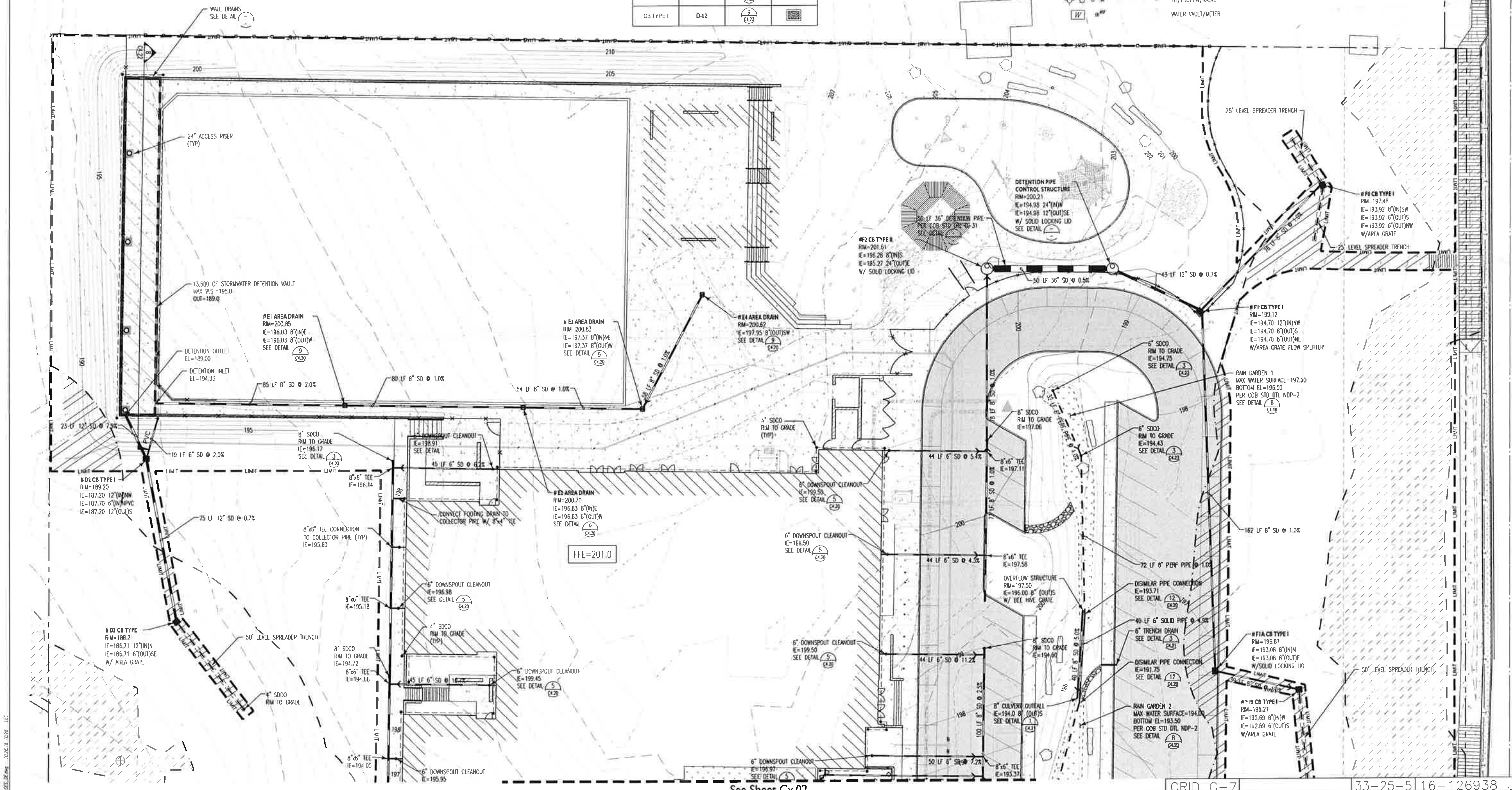
STRUCTURE	CITY DETAIL	DETAIL	SYMBOL
PLANTER DRAIN	-	5 / C4.22	
SDCO	D-52	3 / C4.23	●
AREA DRAIN	-	9 / C4.20	
CB TYPE I	D-02	9 / C4.23	
CB TYPE I-L	D-03	10 / C4.23	
CB TYPE II	D-04	12 / C4.24	
TRENCH DRAIN	-	11 / C4.20	

NOTE:
1. ALL FRAME AND GRATES TO BE LOCKED IF NOT IN R.O.W.
2. ALL GRATES TO BE ADA COMPATIBLE UNLESS OTHERWISE NOTED.

Legend

- N 79°33'06" E - 46.81' — PROPERTY LINE
- 8"SD — SD — 8" SD @ xx% — STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH
- 12"SS — SS — SANITARY SEWER
- SSMH SSCO — SANITARY MH/CO
- 12" DI W — W — WATER MAIN
- FH/FDC/PIV/VALVE
- W — WATER VAULT/METER

SCALE 1"=20'



WALL DRAINS SEE DETAIL
24" ACCESS RISER (TYP)
13,500 CF STORMWATER DETENTION VAULT MAX W.S.=195.0 OUT=189.0
DETENTION OUTLET EL=189.00
DETENTION INLET EL=194.33
85 LF 8" SD @ 2.0%
80 LF 8" SD @ 1.0%
54 LF 8" SD @ 1.0%
58 LF 8" SD @ 1.0%
E1 AREA DRAIN RIM=200.85 IE=196.03 8"(IN)E IE=196.03 8"(OUT)W SEE DETAIL 9/C4.20
E3 AREA DRAIN RIM=200.83 IE=197.37 8"(IN)NE IE=197.37 8"(OUT)W SEE DETAIL 9/C4.20
E4 AREA DRAIN RIM=200.62 IE=197.95 8"(OUT)SW SEE DETAIL 9/C4.20
E2 AREA DRAIN RIM=200.70 IE=196.83 8"(IN)E IE=196.83 8"(OUT)W SEE DETAIL 9/C4.20
23 LF 12" SD @ 7.9%
19 LF 6" SD @ 2.0%
PVC
D2 CB TYPE I RIM=189.20 IE=187.20 12"(IN)NW IE=187.70 6"(IN)NPVC IE=187.20 12"(OUT)S
75 LF 12" SD @ 0.7%
D3 CB TYPE I RIM=188.21 IE=186.71 12"(IN)N IE=186.71 6"(OUT)SE W/ AREA GRATE
50' LEVEL SPREADER TRENCH
4" SDCO RIM TO GRADE
8" SDCO RIM TO GRADE IE=196.17 SEE DETAIL 3/C4.23
6" DOWNSPOUT CLEANOUT IE=198.91 SEE DETAIL
45 LF 6" SD @ 6.2%
8"x6" TEE IE=196.14
CONNECT FOOTING DRAIN TO COLLECTOR PIPE W/ 8"x4" TEE
8"x6" TEE CONNECTION TO COLLECTOR PIPE (TYP) IE=195.60
6" DOWNSPOUT CLEANOUT IE=196.98 SEE DETAIL 5/C4.20
8"x6" TEE IE=195.18
4" SDCO RIM TO GRADE (TYP)
8" SDCO RIM TO GRADE IE=194.72
8"x6" TEE IE=194.66
45 LF 6" SD @ 10.7%
6" DOWNSPOUT CLEANOUT IE=199.45 SEE DETAIL 5/C4.20
8"x6" TEE IE=194.05
6" DOWNSPOUT CLEANOUT IE=195.95
FFE=201.0
4" SDCO RIM TO GRADE (TYP)
6" DOWNSPOUT CLEANOUT IE=199.50 SEE DETAIL 5/C4.20
6" DOWNSPOUT CLEANOUT IE=199.50 SEE DETAIL 5/C4.20
6" DOWNSPOUT CLEANOUT IE=199.50 SEE DETAIL 5/C4.20
6" DOWNSPOUT CLEANOUT IE=196.97 SEE DETAIL 5
44 LF 6" SD @ 5.4%
44 LF 6" SD @ 4.3%
44 LF 6" SD @ 11.2%
50 LF 8" SD @ 7.2%
78 LF 8" SD @ 1.0%
100 LF 8" SD @ 2.5%
8"x6" TEE IE=197.11
8"x6" TEE IE=197.58
8"x6" TEE IE=193.37
8" SDCO RIM TO GRADE IE=197.06
OVERFLOW STRUCTURE RIM=197.50 IE=196.00 8" (OUT)S W/ BEE HIVE GRATE
8" SDCO RIM TO GRADE IE=194.60
8" CULVERT OUTFALL IE=194.0 8" (OUT)S SEE DETAIL 1/C4.21
#F2 CB TYPE II RIM=201.61 IE=196.28 8"(IN)S IE=195.27 24"(OUT)E W/ SOLID LOCKING LID
50 LF 36" DETENTION PIPE PER COB STD DTL D-31 SEE DETAIL
DETENTION PIPE CONTROL STRUCTURE RIM=200.21 IE=194.98 24"(IN)W IE=194.98 12"(OUT)SE W/ SOLID LOCKING LID SEE DETAIL
50 LF 36" SD @ 0.5%
43 LF 12" SD @ 0.7%
F1 CB TYPE I RIM=199.12 IE=194.70 12"(IN)NW IE=194.70 8"(OUT)S IE=194.70 8"(OUT)NE W/AREA GRATE FLOW SPLITTER
25' LEVEL SPREADER TRENCH
76 LF 8" SD @ 1.0%
F0 CB TYPE I RIM=197.48 IE=193.92 8"(IN)SW IE=193.92 6"(OUT)S IE=193.92 6"(OUT)NW W/AREA GRATE
25' LEVEL SPREADER TRENCH
6" SDCO RIM TO GRADE IE=194.75 SEE DETAIL 3/C4.23
RAIN GARDEN 1 MAX WATER SURFACE=197.00 BOTTOM EL=196.50 PER COB STD DTL NDP-2 SEE DETAIL 8/C4.10
6" SDCO RIM TO GRADE IE=194.43 SEE DETAIL 3/C4.23
32 LF 6" PERF PIPE @ 1.0%
162 LF 8" SD @ 1.0%
72 LF 6" PERF PIPE @ 1.0%
DISIMILAR PIPE CONNECTION IE=193.71 SEE DETAIL 12/C4.20
40 LF 6" SOLID PIPE @ 4.5%
6" TRENCH DRAIN SEE DETAIL 3/C4.21
40 LF 8" SD @ 5.0%
DISIMILAR PIPE CONNECTION IE=191.75 SEE DETAIL 12/C4.20
RAIN GARDEN 2 MAX WATER SURFACE=194.00 BOTTOM EL=193.50 PER COB STD DTL NDP-2 SEE DETAIL 8/C4.20
F1A CB TYPE I RIM=196.87 IE=193.08 8"(IN)N IE=193.08 8"(OUT)E W/SOLID LOCKING LID
39 LF 8" SD @ 1.0%
F1B CB TYPE I RIM=196.27 IE=192.69 8"(IN)W IE=192.69 6"(OUT)S W/AREA GRATE
50' LEVEL SPREADER TRENCH
LIMIT

See Sheet Cx.02

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFFREY NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE PLAN NORTH

SHEET NUMBER: C4.01

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

See Sheet Cx.01

SCALE 1"=20'

FFE=195.0

Legend

- PROPERTY LINE
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH
- SANITARY SEWER
- SANITARY MH/CO
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

KEY MAP

CPL #D: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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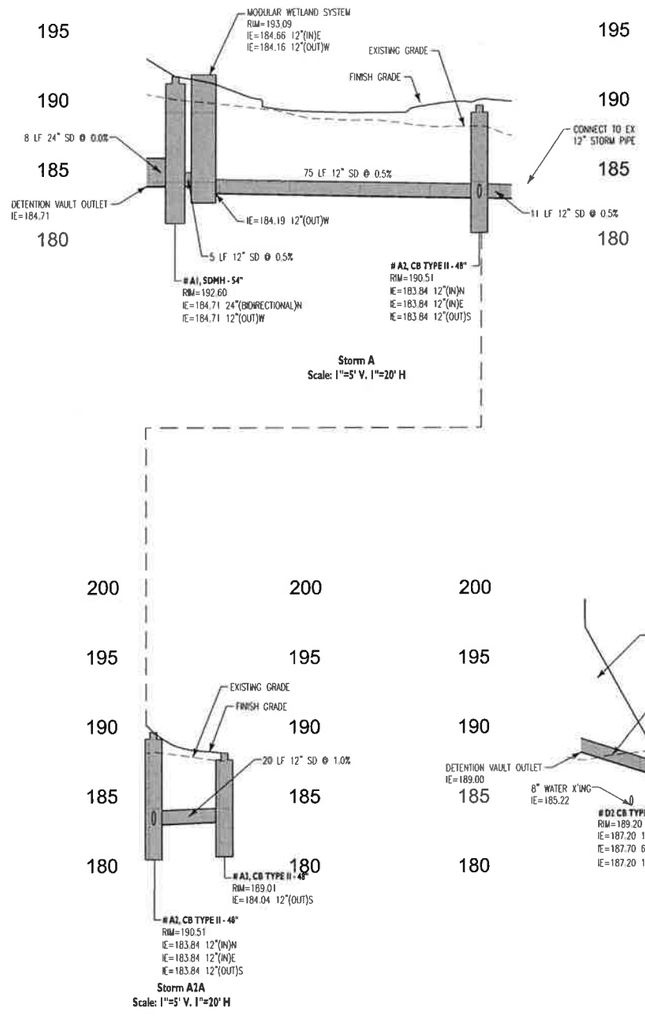
Bellevue School District

WILBURTON ELEMENTARY SCHOOL

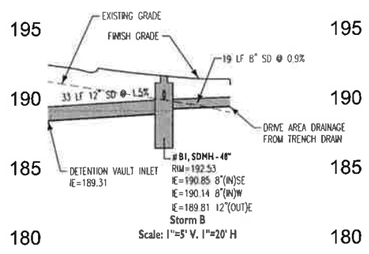
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE PLAN SOUTH

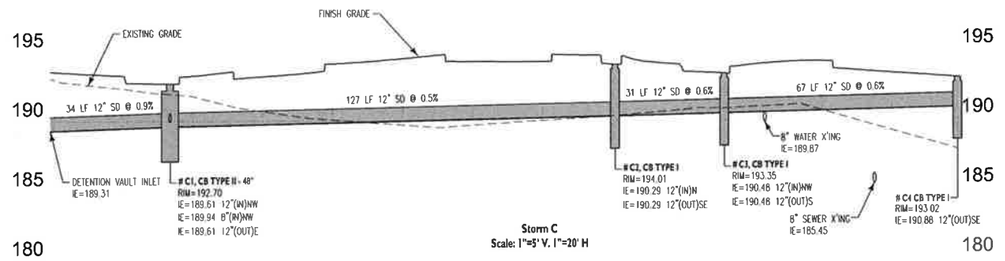
SHEET NUMBER: C4.02



Storm A
Scale: 1"=5' V. 1"=20' H

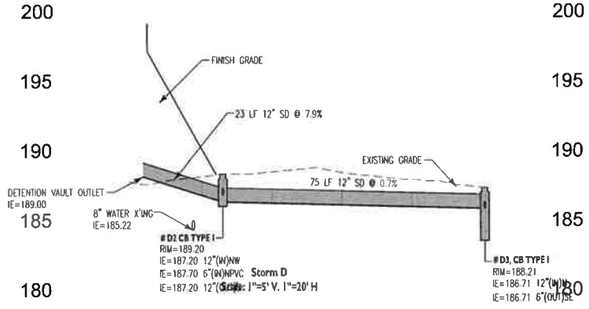


Storm B
Scale: 1"=5' V. 1"=20' H

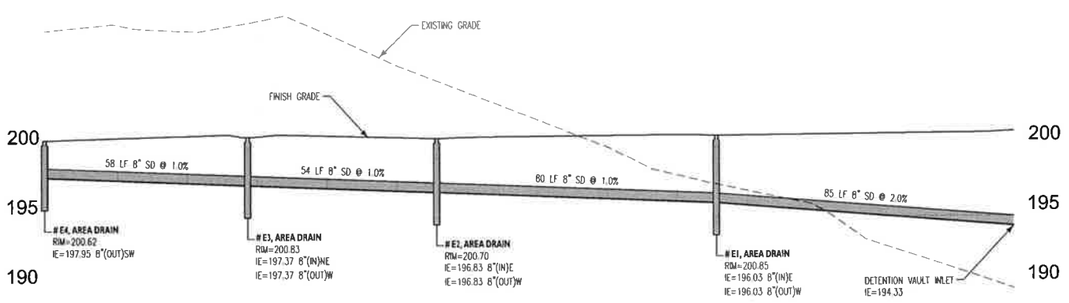


Storm C
Scale: 1"=5' V. 1"=20' H

Storm A2A
Scale: 1"=5' V. 1"=20' H



Storm D
Scale: 1"=5' V. 1"=20' H



Storm E
Scale: 1"=5' V. 1"=20' H

NO.	DATE	REVISION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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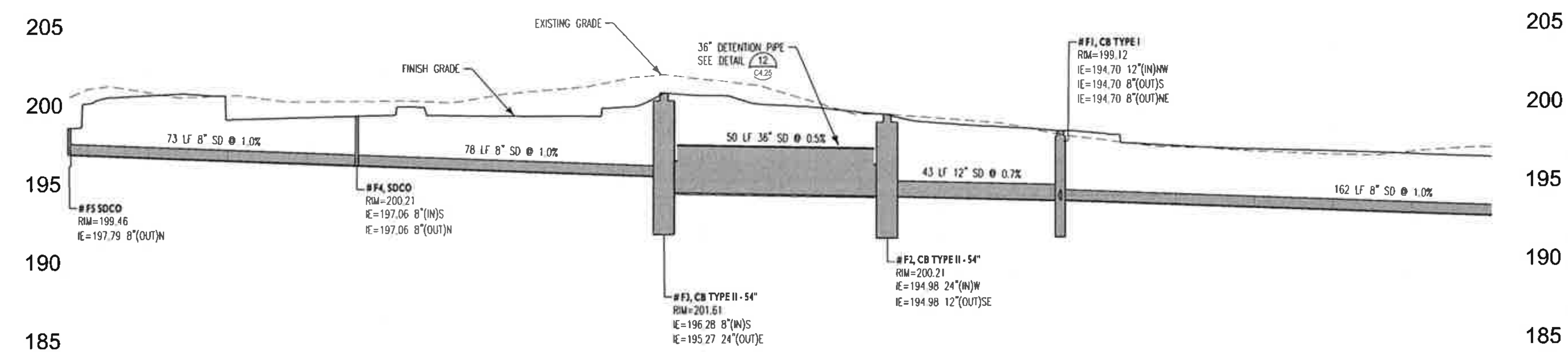
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

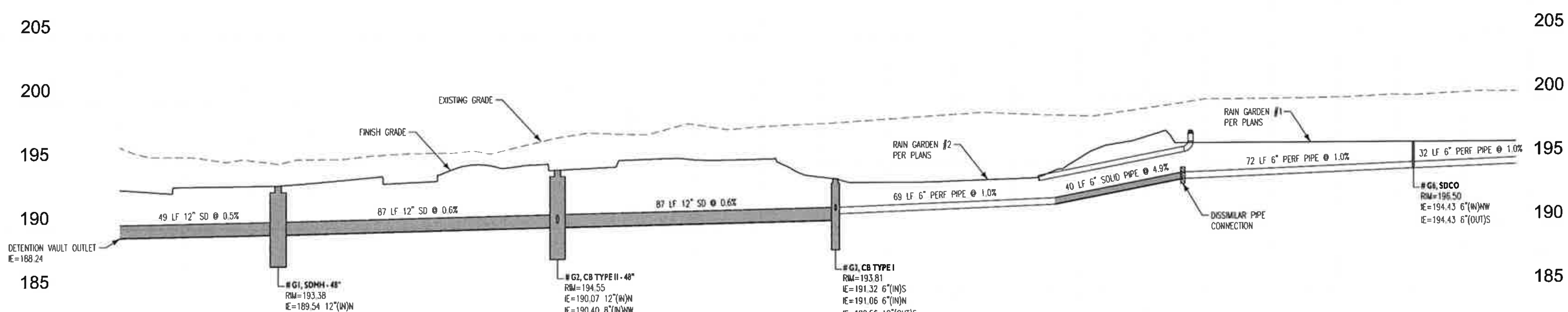
GRID G-7 | 33-25-5 | 16-126938 UE

SHEET TITLE: STORM PROFILES

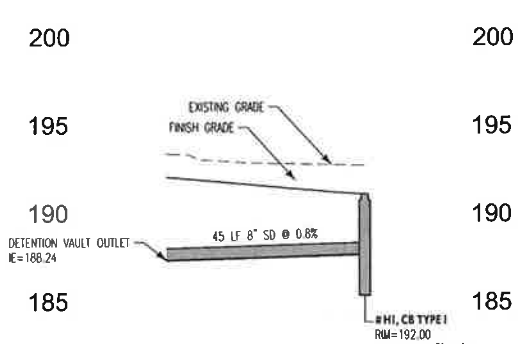
SHEET NUMBER: **C4.10**



Storm F
Scale: 1"=5' V. 1"=20' H



Storm G
Scale: 1"=5' V. 1"=20' H



Storm H
Scale: 1"=5' V. 1"=20' H

180 180

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

CPL NO. C140318.01
FILE -
DRAWN CEC
CHECKED TBB
DATE 10/26/2016

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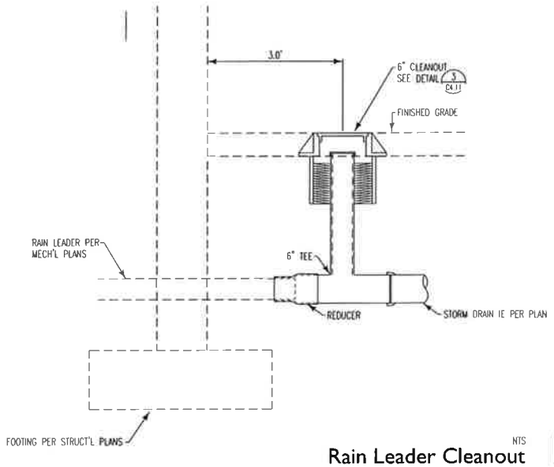
Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

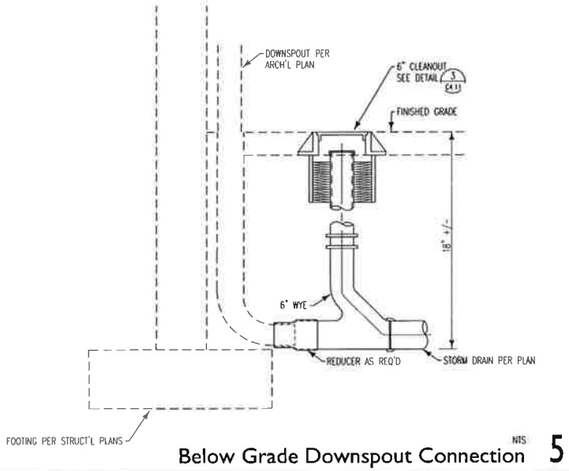
SHEET TITLE:
STORM
PROFILES

SHEET NUMBER:
C4.11



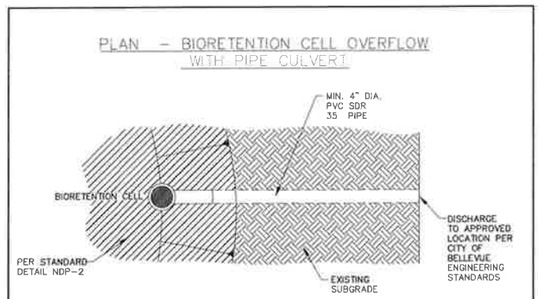
NTS

Rain Leader Cleanout



NTS

Below Grade Downspout Connection 5



City of Bellevue — STORM AND SURFACE WATER UTILITY

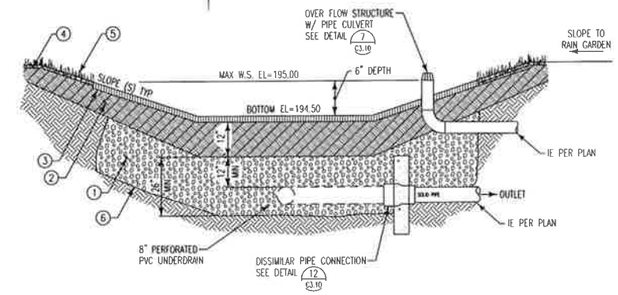
TITLE: BIORETENTION OVERFLOW WITH PIPE CULVERT

NO. NDP-7

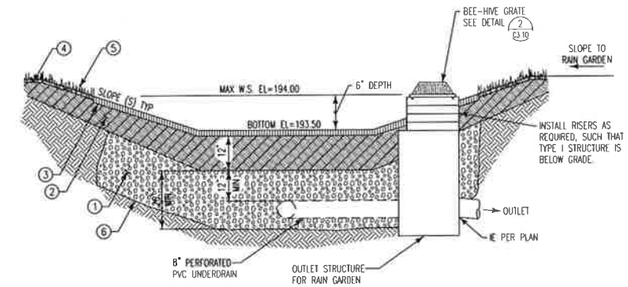
JANUARY 2014 — NO SCALE

COB STD DTL NDP-7

Overflow Structure 6



RAIN GARDEN	BOTTOM ELEVATION (FT) (BE)	BOTTOM AREA (FT^2)	SIDE SLOPE (S)	PONDING DEPTH (FT) (D)	MAXIMUM W.S. ELEVATION (FT) (V)	TOP OF FREE BOARD (FT)
1	196.50	960	3:1	0.5	197.00	197.50



RAIN GARDEN	BOTTOM ELEVATION (FT) (BE)	BOTTOM AREA (FT^2)	SIDE SLOPE (S)	PONDING DEPTH (FT) (D)	MAXIMUM W.S. ELEVATION (FT) (V)	TOP OF FREE BOARD (FT)
2	193.50	1,300	3:1	0.5	194.00	194.50

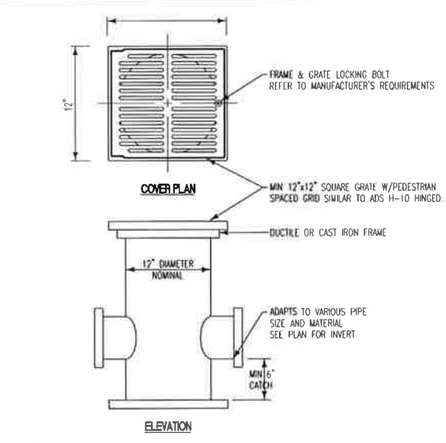
NOTE:
ALL COMPONENTS (PLANTS, SOIL, MULCH) ARE REQUIRED FOR STORMWATER FUNCTION

KEYNOTES

1. SCARIFI EX SUBGRADE.
2. AMENDED COMPOST RAINGARDEN SOIL, SEE SECTION 02900 AND COB DETAIL NDP-1.
3. COMPOST MULCH, SEE SECTION 02900, 3-INCH MIN.
4. GROUND COVER, SEE LANDSCAPE PLANS.
5. RAIN GARDEN PLANTINGS, SEE LANDSCAPE PLANS.
6. GEOTEXTILE FABRIC

COB STD DTL NDP-2

Typical Rain Garden Section 8

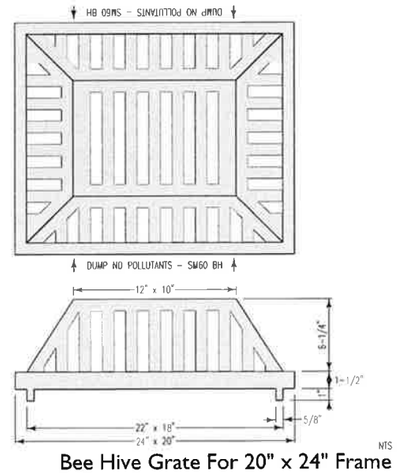


NOTES:

12" PVC DRAIN BY CARSON, ADS OR EQUIVALENT.

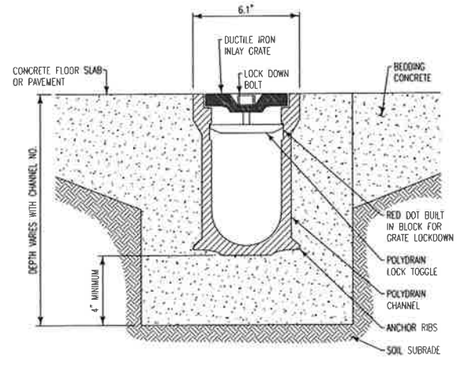
NTS

Area Drain 9



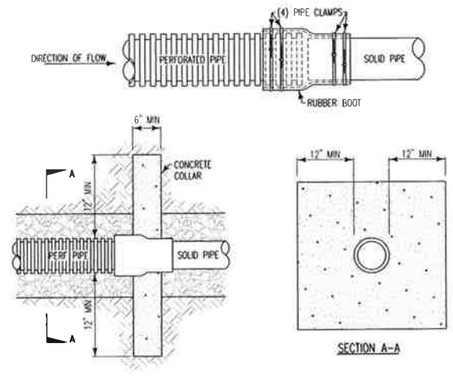
NTS

Bee Hive Grate For 20" x 24" Frame 2



NTS

Trench Drain Section 11



NTS

Dis-Similar Pipe Connection 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

C140318.01 | - | CEC | TBB | 10/26/2016

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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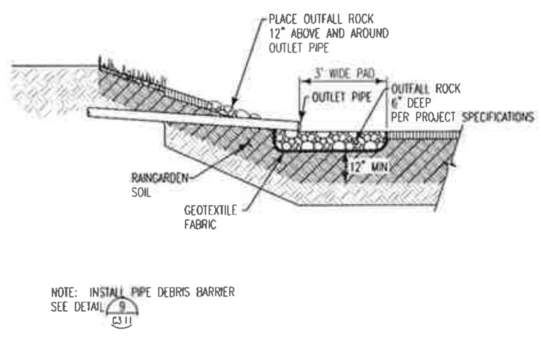
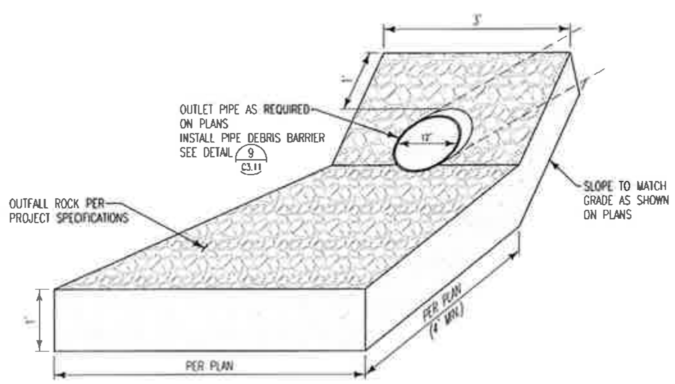
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE DETAILS

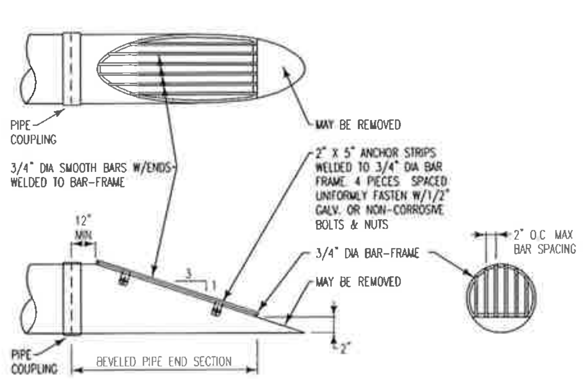
SHEET NUMBER: C4.20



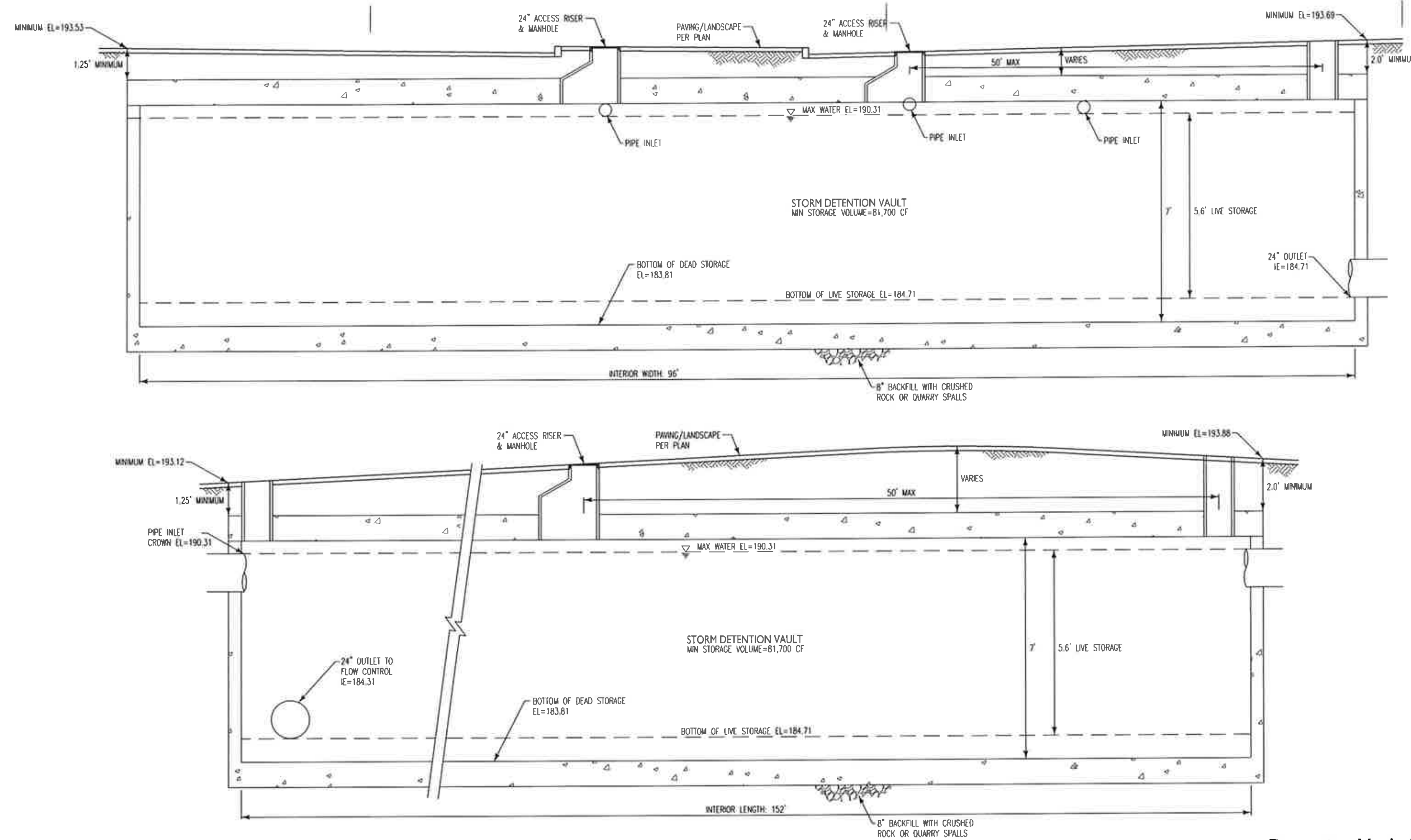
NTS
Rain Garden Rock Outfall 1



NTS
Pipe Outfall 5



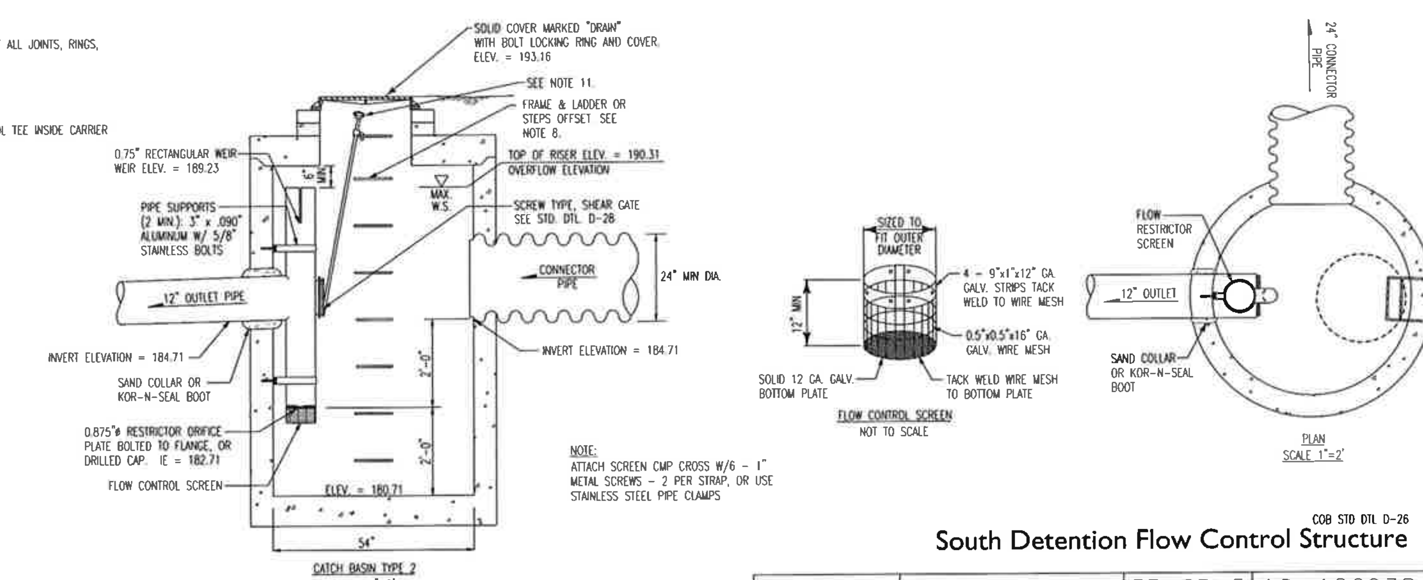
NTS
Pipe Debris Barrier 9



1"=10'
Detention Vault (South) Section 8

NOTES:

1. PIPE SIZES, INVERT ELEVATIONS, ORIFICE SIZES, OVERFLOW ELEVATIONS AND SLOPES; PER ENGINEER APPROVED STAMPED PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MIN. DIAM.
4. PIPE SUPPORTS AND RESTRICTOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR SHALL BE FABRICTED FROM 0.060" ALUMINUM, PVC, CPE, OR HDPE PIPE PER THESE ENGINEERING STANDARDS.
6. OUTLET SHALL BE CONNECTED TO STORM DRAINAGE PIPE WITH SUITABLE COUPLER OR GROUTED INTO THE BELL OF CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTICTOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAM. VERTICLE RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. SCREW TYPE SHEAR GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND SCREW TYPE SHEAR GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.
11. SCREW TYPE SHEAR GATE HANDLE SHALL BE ATTACHED TO LADDER/STEP LOCATED WITHIN 24" ACCESS SECTION. SEE STANDARD DETAIL D-29 FOR INSTALLATION.
12. IF NOTCHED WEIR IS USED IN LIEU OF ELBOW, BAFFLE SHALL NOT OBSTRUCT ACCESS TO THE STRUCTURE.
13. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS, FRAMES AND PIPE PENETRATIONS.
14. PENETRATE CARRIER PIPE THROUGH VAULT WALL.
15. USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
16. SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE
17. NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.



COB STD DTL D-26
South Detention Flow Control Structure 12

GRID G-7		33-25-5	16-126938 UE

NO	DATE	REVISION

JEFF NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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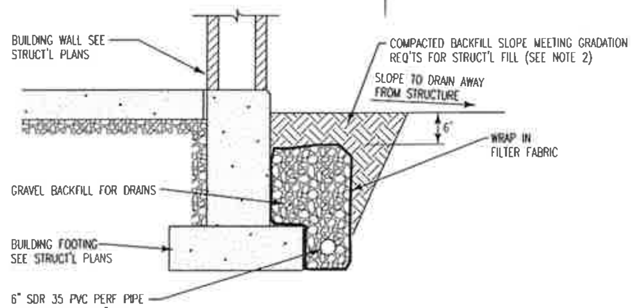
Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE DETAILS

SHEET NUMBER: C4.21



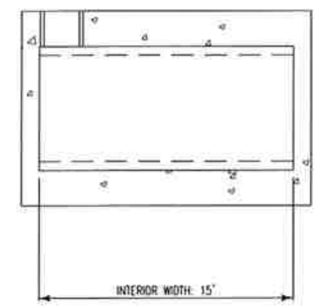
SUBDRAIN PIPE

1. 6" MINIMUM DIAMETER PERFORATED OR SLOTTED PIPE; TIGHT JOINTS; SLOPED TO DRAIN (6"/100' MIN SLOPE).
2. PERFORATED PIPE HOLES (3/16" TO 1/4" ø) TO BE IN LOWER HALF OF THE PIPE WITH LOWER QUARTER SEGMENT UNPERFORATED FOR WATER FLOW.
3. SLOTTED PIPE TO HAVE 1/8" MAXIMUM WIDTH SLOTS.

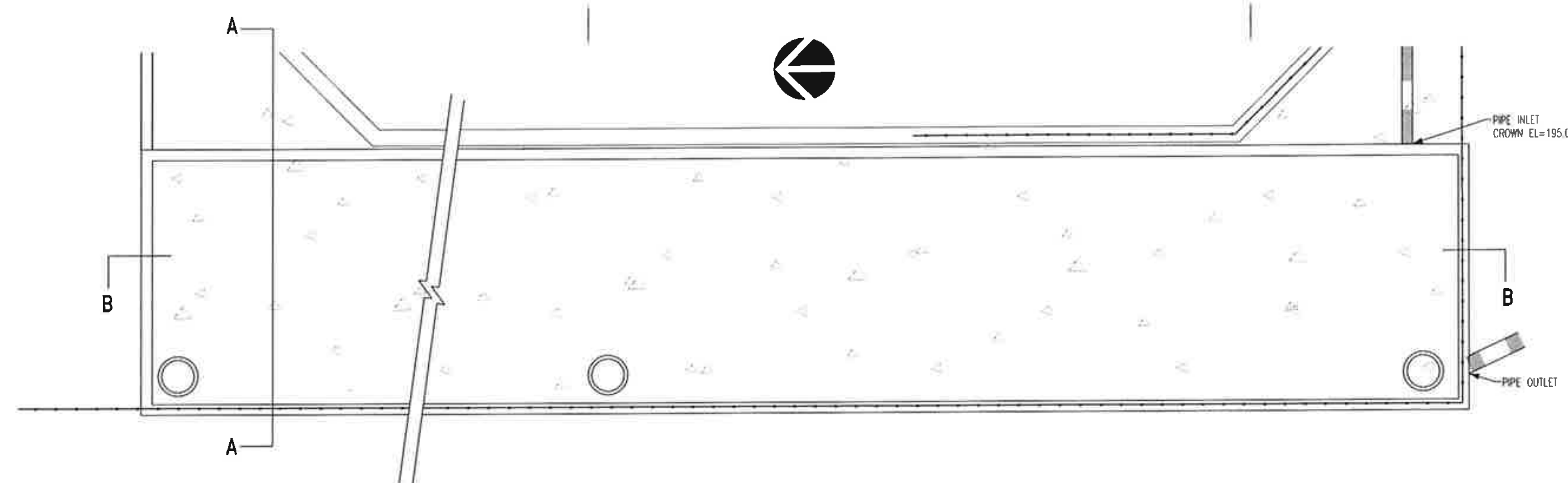
NOTES:

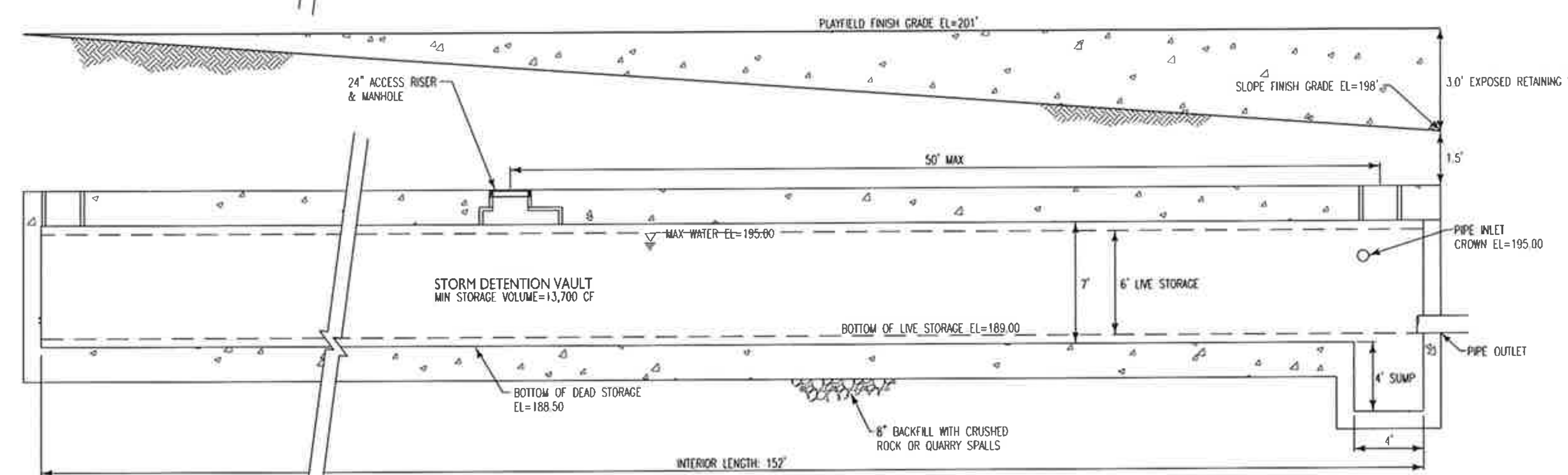
1. SEE ARCHITECTURAL PLANS FOR DRAINAGE GRAVEL BENEATH BUILDING SLAB.
2. PIPE SHALL BE PLACED NO LOWER THAN 3" BELOW BOTTOM OF FOOTING.

NTS
Footing Drain 1



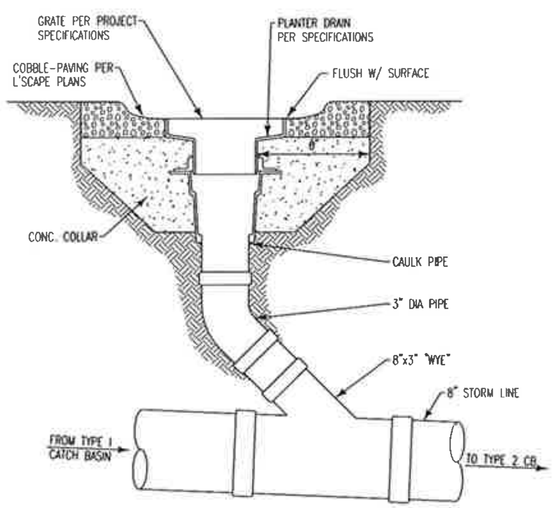
SECTION A-A
SCALE: 1"=2'



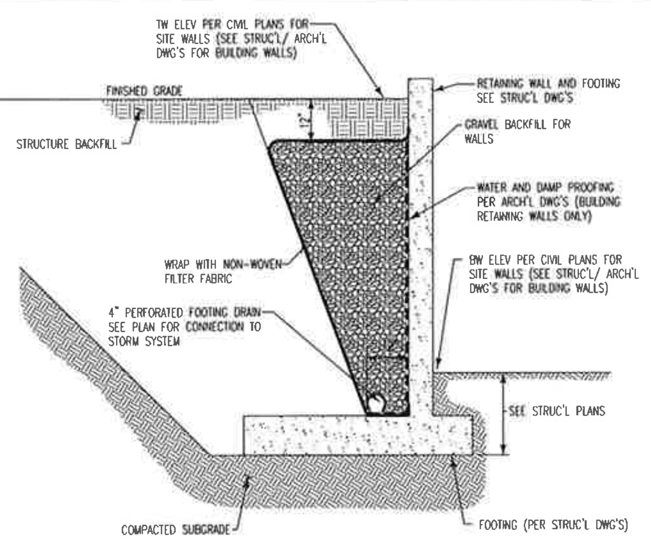


SECTION B-B

NTS
Detention Vault (North) Section 8



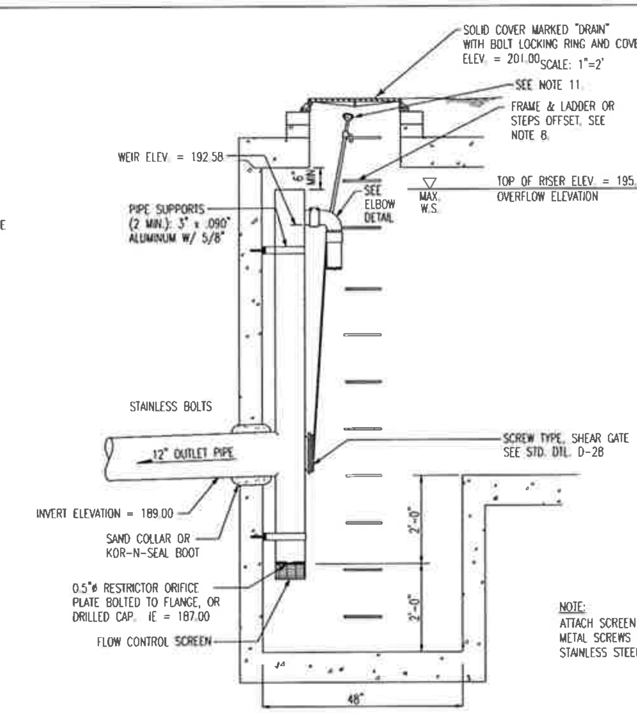
NTS
Planter Drain 5



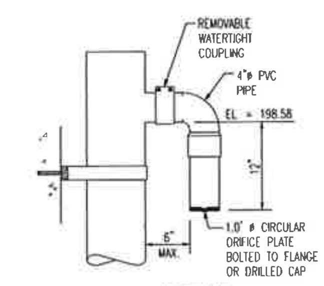
NTS
Wall Footing Drain 9

NOTES:

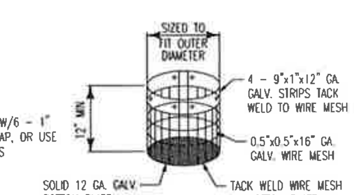
1. PIPE SIZES, INVERT ELEVATIONS, ORIFICE SIZES, OVERFLOW ELEVATIONS AND SLOPES; PER ENGINEER APPROVED STAMPED PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. PIPE SUPPORTS AND RESTRICTOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
4. THE RESTRICTOR SHALL BE FABRICTED FROM 0.060" ALUMINUM, PVC, CPE, OR HDPE PIPE PER THESE ENGINEERING STANDARDS.
5. OUTLET SHALL BE CONNECTED TO STORM DRAINAGE PIPE WITH SUITABLE COUPLER OR GROUTED INTO THE BELL OF CONCRETE PIPE.
6. THE VERTICAL RISER STEM OF THE RESTICTOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAM. VERTICLE RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE.
7. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. SCREW TYPE SHEAR GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND SCREW TYPE SHEAR GATE.
   C. FRAME IS CLEAR OF CURB.
8. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
9. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.
10. SCREW TYPE SHEAR GATE HANDLE SHALL BE ATTACHED TO LADDER/STEP LOCATED WITHIN 24" ACCESS SECTION. SEE STANDARD DETAIL D-29 FOR INSTALLATION.
11. IF NOTCHED WEIR IS USED IN LIEU OF ELBOW, BAFFLE SHALL NOT OBSTRUCT ACCESS TO THE STRUCTURE.
12. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS, FRAMES AND PIPE PENETRATIONS.
13. USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
14. SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE.
15. NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.



SCALE 1"=5'

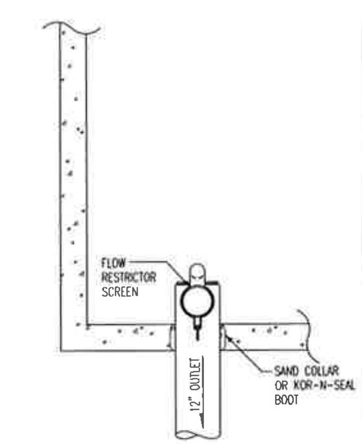


ELBOW DETAIL
SCALE 1"=1'



NOTE:
ATTACH SCREEN CMP CROSS W/6 - 1" METAL SCREWS - 2 PER STRAP, OR USE STAINLESS STEEL PIPE CLAMPS

FLOW CONTROL SCREEN
NOT TO SCALE



PLAN
SCALE 1"=2'

COB STD DTL D-26
Flow Control Structure 12

GRID G-7		33-25-5	16-126938 UE

NO	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
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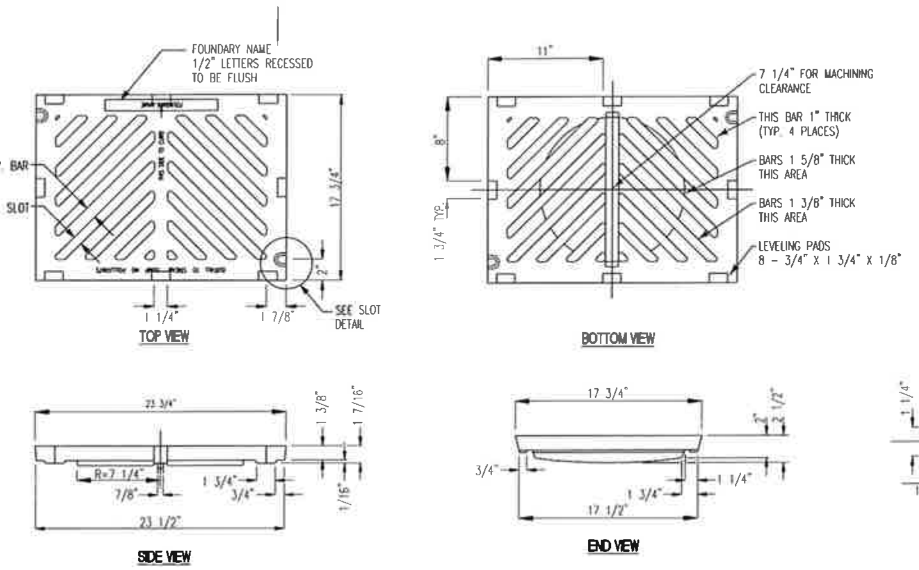
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

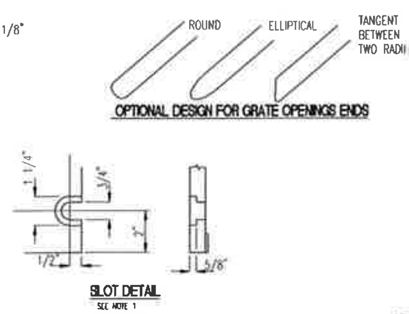
SHEET TITLE:
STORM DRAINAGE DETAILS

SHEET NUMBER:
C4.22

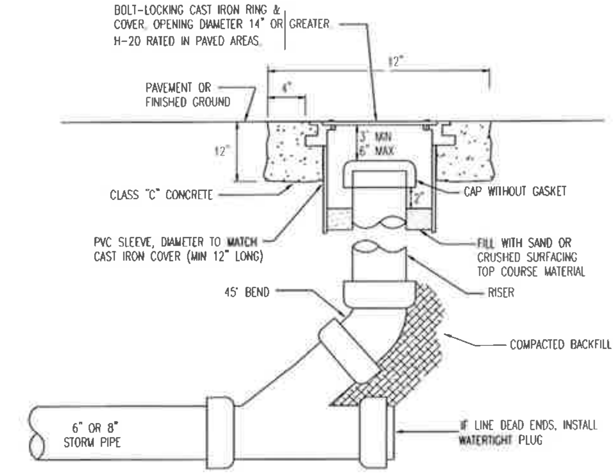


NOTES:

1. SLOT FORMED AND RECESSED FOR 5/8"-11 NC x 2" SOCKET HEAD (ALLEN HEAD) BOLT.
2. GRATE SHALL BE DUCTILE IRON.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS.
4. USE VANED GRATE IN CURB LINE.
5. USE FRAME SHOWN IN STANDARD DETAIL D-9.
6. ALL GRATES SHALL HAVE LOCKING BOLTS.



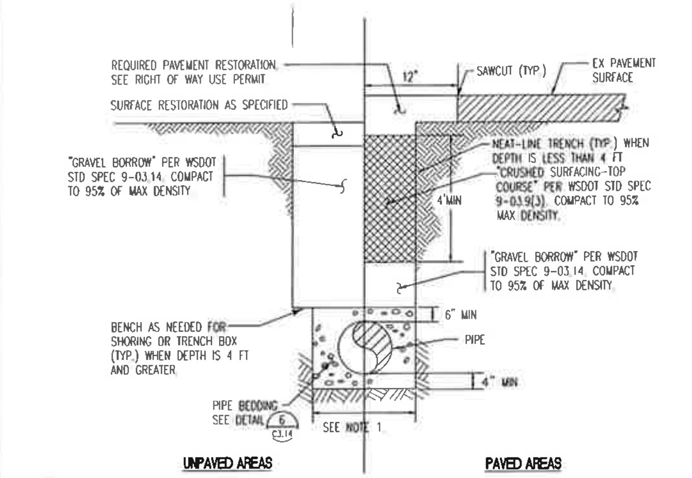
COB STD DTL D-07
Parking Lot/ Area Grate 2



NOTES:

1. CAST IRON COVER SHALL READ "DRAIN".
2. LOCKING BOLTS FOR COVER SHALL BE 5/8" -11 NC STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG.
3. 14" BOLT-LOCKING COVER SHALL BE EQUAL TO INLAND FOUNDRY NO. 209.

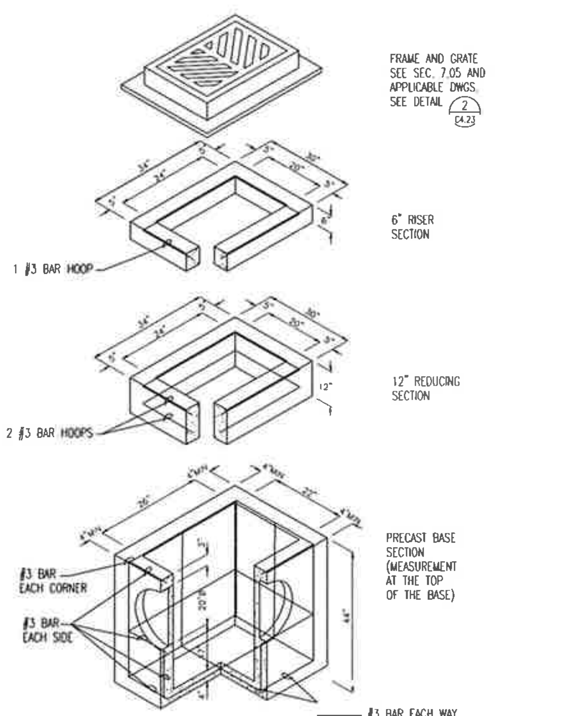
COB STD DTL D-52
Cleanout 3



NOTES:

1. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE
   * 30" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.
   * O.D. PLUS 16" FOR PIPE LARGER THAN 12" NOMINAL DIAMETER.

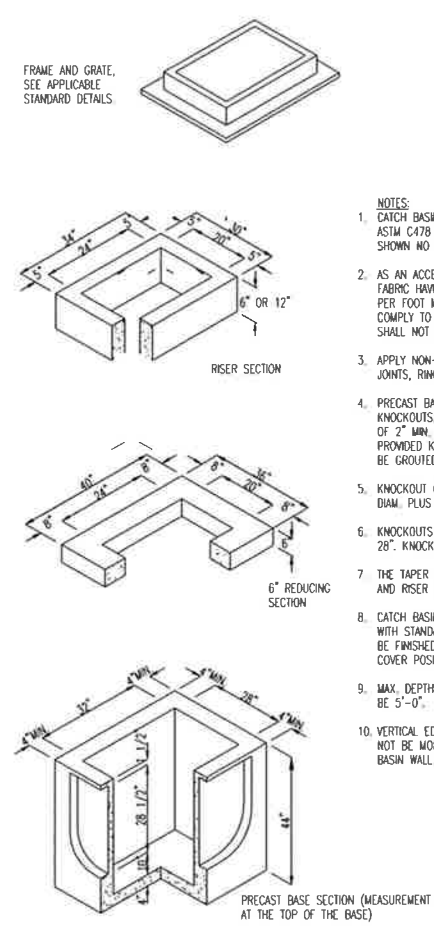
COB STD DTL D-25
Typical Trench Detail 4



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIA PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX DIA OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 4'-0".
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

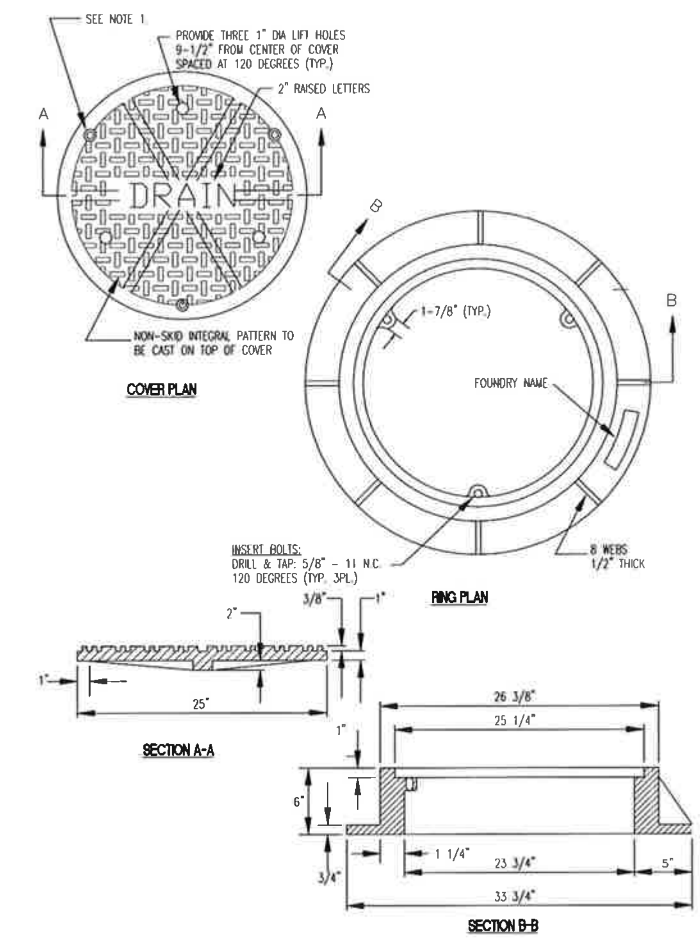
COB STD DTL D-02
Catch Basin Type I 9



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN NO PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS AND FRAMES.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 28". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
8. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
9. MAX. DEPTH FROM FINISHED GRADE TO PIPE INVERT SHALL BE 5'-0".
10. VERTICAL EDGE OF REDUCING SECTION OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

COB STD DTL D-03
Catch Basin Type I-L 10



COVER NOTES:

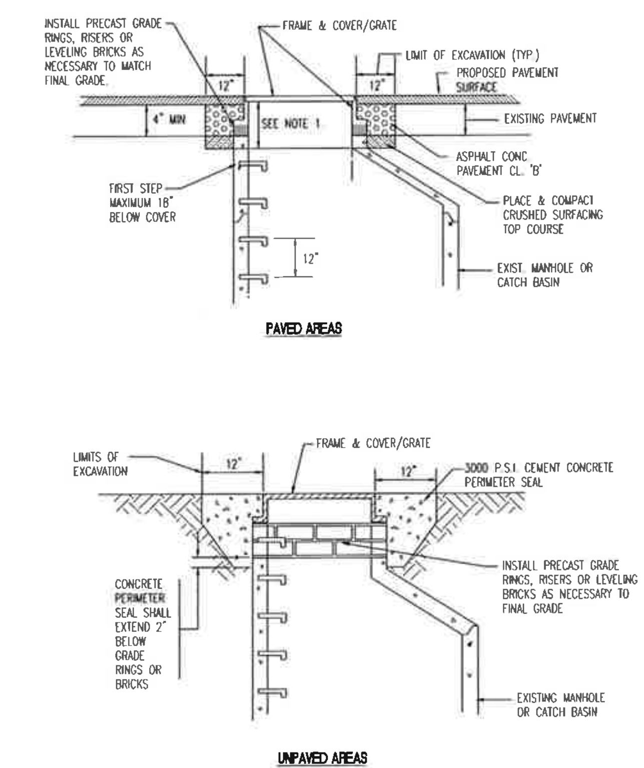
1. USE WITH THREE LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG. DRILL HOLES SPACED 120°, TO MATCH HOLES IN RING.
2. COVER MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF COVER IS 150 LBS.
5. RATING - H20.

RING NOTES:

1. DRILL AND TAP THREE 5/8"-11 NC HOLES THROUGH RING AT 120°.
2. RING MATERIAL IS GREY IRON, ASTM A-48 CLASS 30.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF RING IS 215 LBS.
5. RATING - H20.

OLYMPIC FOUNDRY MH30AD/T , OR EQUAL

COB STD DTL D-22
24" Bolt Locking Manhole Ring and Cover 11



COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.

NOTES:

1. WHERE DEPTH OF NECK EXCEEDS 24 INCHES, ADJUST MANHOLE/CATCH BASIN TO GRADE BY INSERTING NEW BARREL SECTION BETWEEN THE CONE/SLAB AND EXISTING BARREL.
2. GRADE RINGS, RISERS AND BRICK SHALL BE SET IN 3/4" NON-SHRINK GROUT, PLASTER SMOOTH INSIDE AND OUT.
3. STEPS OR HAND HOLDS SHALL BE ADDED AS NEEDED.
4. PRECAST GRADE RINGS AND RISERS MUST BE CAST WITH GROOVE TO ALLOW FIELD INSTALLATION OF SAFETY STEP.
5. REPLACE EXISTING FRAME AND COVER/GRATE IF NON-STANDARD.

COB STD DTL D-23
Manhole/ Catch Basin Adjustment 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

CPL NO.: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

JEFFE NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

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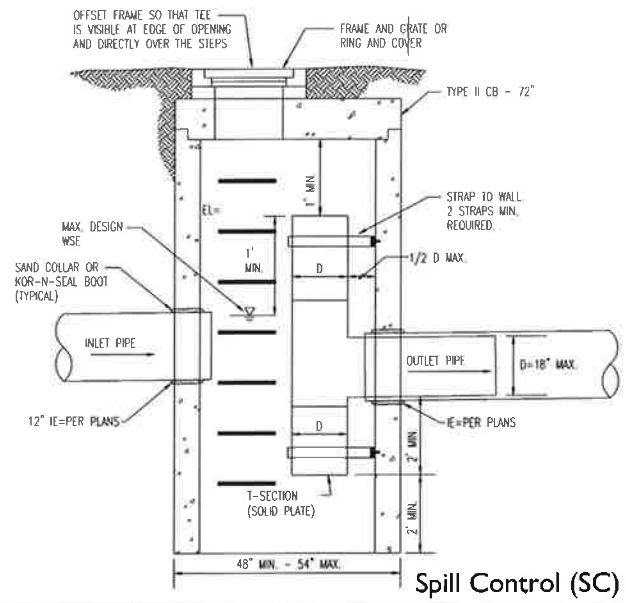
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE DETAILS

SHEET NUMBER: C4.23

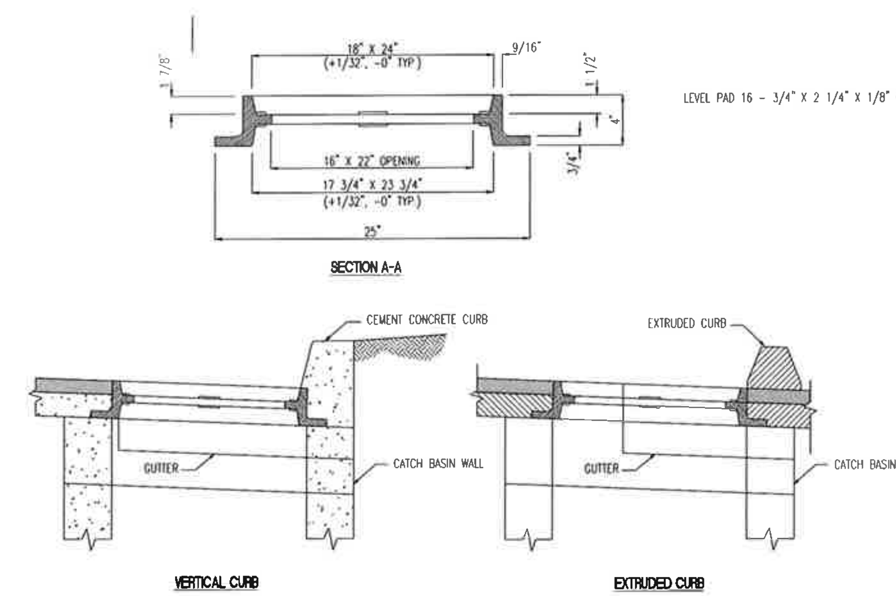
NOTES:

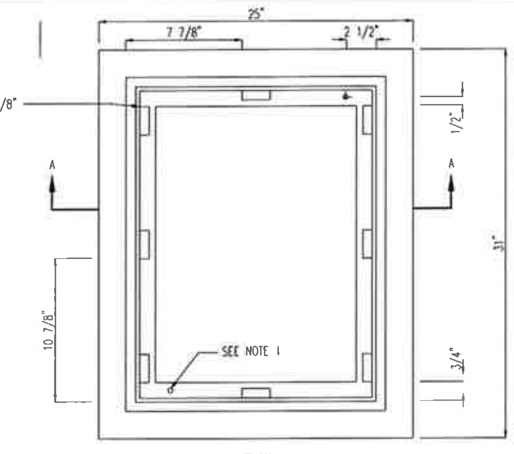
1. MAX. OUTLET PIPE DIAMETER IS 18 INCHES. VERTICAL RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE.
2. ALL METAL PARTS AND SURFACES MUST BE CORROSION RESISTANT. STEEL HARDWARE SHALL BE GALVANIZED. PIPES SHALL BE GALVANIZED, ASPHALT COATED (TREATMENT 1) OR ALUMINIZED. COMPLETE CORROSION PROTECTION MUST BE ASSURED.
3. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF JOINTS, RINGS, RISERS AND FRAMES.
4. PENETRATE CARRIER PIPE THROUGH VAULT WALL.
5. USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
6. SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE.
7. NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.



COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.

COB STD DTL D-43
Spill Control (SC) Separator Type II 2



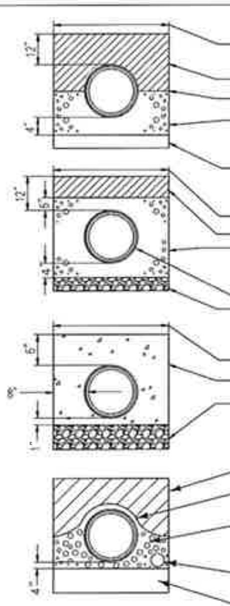


NOTES:

1. DRILL AND TAP FOR, AND PROVIDE, TWO LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG.
2. FRAME MATERIAL IS CAST IRON PER ASTM A48 CLASS 30 OR BETTER.
3. SET FRAME TO GRADE AND CONSTRUCT ROAD AND GUTTER TO BE FLUSH WITH FRAME.

COB STD DTL D-09
Standard Frame Installation 4

NTS
Not Used 5



RIGID PIPE BEDDING
- 30" MAXIMUM FOR PIPE UP TO AND INCLUDING 12". FOR PIPE LARGER THAN 12", O.D. OF PIPE PLUS 16".
- HAND COMPACTED BACKFILL
- SPRING LINE
- COMPACTED BEDDING GRAVEL PER SECTION 9-03.12(3), "GRAVEL BACKFILL FOR PIPE ZONE BEDDING", OF THE STANDARD SPECIFICATIONS, OR CONCRETE IF SPECIFIED.
- FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

FLEXIBLE PIPE BEDDING
- SEE ABOVE FOR TRENCH WIDTH
- HAND COMPACT BACKFILL
- COMPACTED BEDDING GRAVEL PER SECTION 9-03.12(3), "BEDDING MATERIAL FOR THERMOPLASTIC PIPE" OF STANDARD SPECIFICATIONS, OR CONCRETE IF SPECIFIED.
- PVC PIPE
- FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

CONCRETE ENCASEMENT
- SEE ABOVE FOR TRENCH WIDTH
- CONCRETE, 2000 PSI (SEE NOTE 3.)
- FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

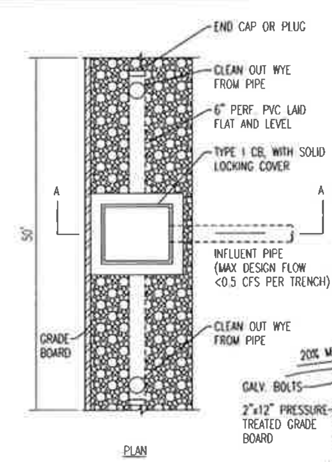
DETENTION PIPES WITH UNDERDRAINS (SEE NOTE 4)
- RIGID OR FLEXIBLE PIPE BEDDING (PER ABOVE).
- FILTER FABRIC ABOVE GRAVEL BACKFILL FOR DRAINS. PROVIDE 12" MIN OVERLAP AT SEAMS.
- GRAVEL BACKFILL FOR DRAINS SHALL CONSIST OF 1" WASHED ROCK FROM BOTTOM OF UNDERDRAIN PIPE TO SPRINGLINE OF DETENTION PIPE.
- UNDERDRAIN PIPE (TYP.) 6" MIN PERF. PER STANDARDS (SEE NOTE 5.)
- FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

NOTES:

1. COMPACTED CRUSHED SURFACING TOP COURSE SECTION 9-03.9(3), "CRUSHED SURFACING", OF THE STANDARD SPECIFICATIONS CAN ALSO BE USED AS BEDDING GRAVEL.
2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH FOUNDATION GRAVEL PER SECTION 9-03.9(1), "BALLAST", OF THE STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.
4. PROVIDE CLEANOUTS ON UNDERDRAIN PIPE, EVERY 100 FEET, AND AT BENDS OR JUNCTIONS.

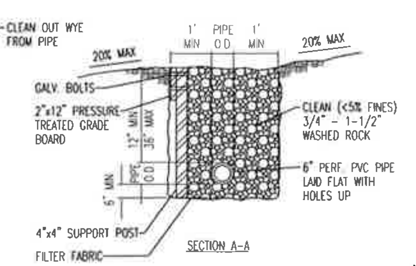
COB STD DTL D-46
Pipe Bedding 6

NTS
Not Used 9

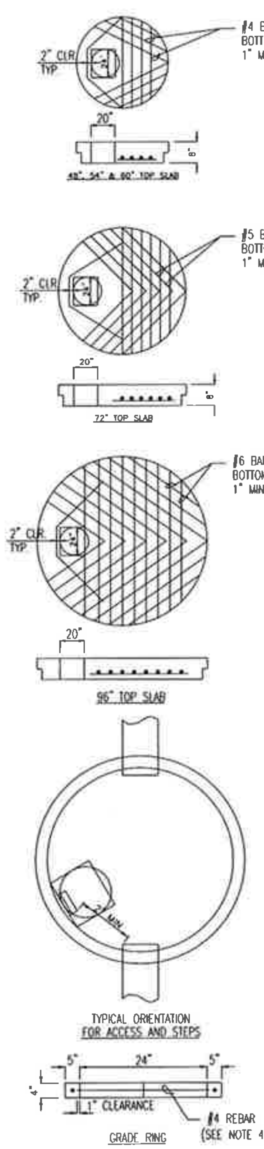


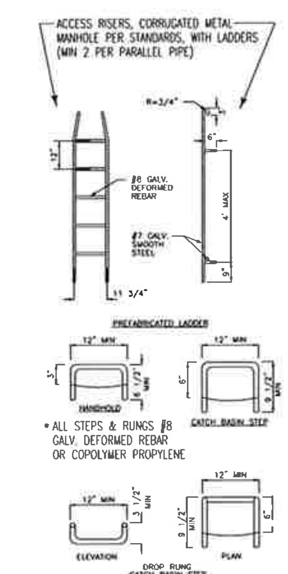
NOTES:

1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER.
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. GRADE BOARD SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS.



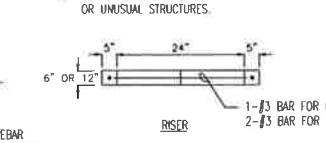
NTS
Dispersal Trench Detail 10



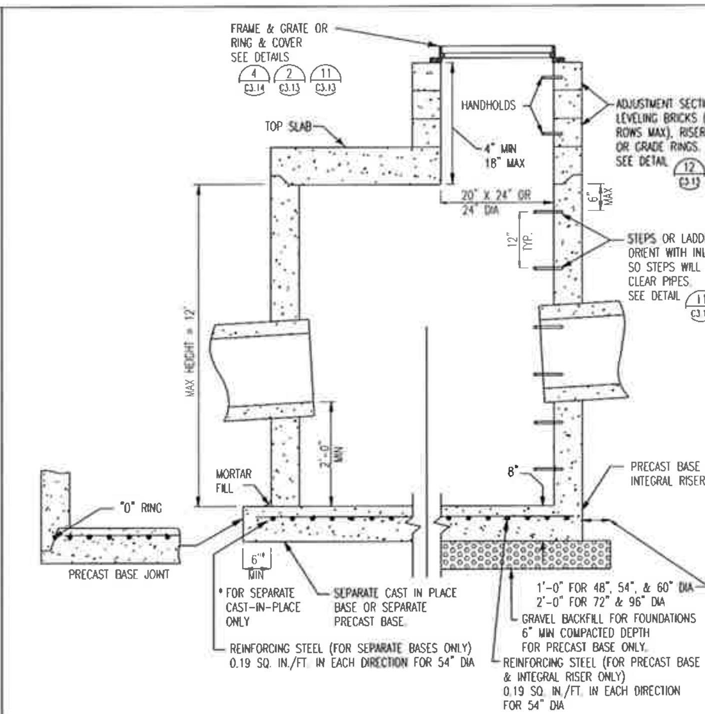


NOTES:

1. PROPRIETARY CATCH BASIN HANDHOLDS AND STEPS ARE ACCEPTABLE, PROVIDED THAT THEY CONFORM TO SEC. R, ASTM C478, AASHTO M199 AND MEET ALL WISHA REQUIREMENTS.
2. CATCH BASIN STEP/HANDHOLD LEGS SHALL BE PARALLEL OR APPROXIMATELY RADIAL AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY CATCH BASIN SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED.
3. HANDHOLDS AND STEPS SHALL HAVE "DROP" RUNGS AS SHOWN ON DETAIL OR PROTUBERANCES TO PREVENT SIDEWAYS SLIP.
4. SLAB OPENING MAY BE 24" X 20" OR 24" DIA.
5. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497.
6. LADDERS OR STEPS SHALL EXTEND TO WITHIN 16" OF BOTTOM OF CATCH BASIN.
7. HANGING LADDERS SHALL BE PERMANENTLY FASTENED AT TOP BY HANGING ON STEP OR BY BOLTING OR EMBEDDING IN CONCRETE. EACH SHALL BE EMBEDDED AT BOTTOM IN BASE.
8. ADDITIONAL SAFETY FEATURES MAY BE REQUIRED IN VERY DEEP OR UNUSUAL STRUCTURES.



COB STD DTL D-05
Catch Basin Ladder, Step and Top Slab Details 11



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MIN CLEARANCE. SEE STD. DTL. NO. D-5, AND 10/C4.11 CATCH BASIN DETAILS. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE FINISHED GRADE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2" MIN. ALL UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIA PLUS CATCH BASIN WALL THICKNESS. MAX HOLE SIZE SHALL BE 36" FOR 48" CATCH BASIN, 42" FOR 54" C.B., 48" FOR 60" C.B., 60" FOR 72" C.B., 84" FOR 96" C.B. MIN DISTANCE BETWEEN HOLES SHALL BE 8" FOR 48", 54", AND 60" C.B.; 12" FOR 72" AND 96" C.B.
6. CATCH BASIN FRAMES AND GRATES OR COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 OF THE STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MIN CLEARANCE.
8. MIN SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
9. FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS, SEE STD. DTL. NO. D-5.
10. SEE THE STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.
11. MORTAR SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING RINGS, TOP OF TOP SLAB, AND BOTTOM OF IRON RING.

COB STD DTL D-04
Catch Basin Type II 12

GRID G-7		33-25-5	16-126938 UE

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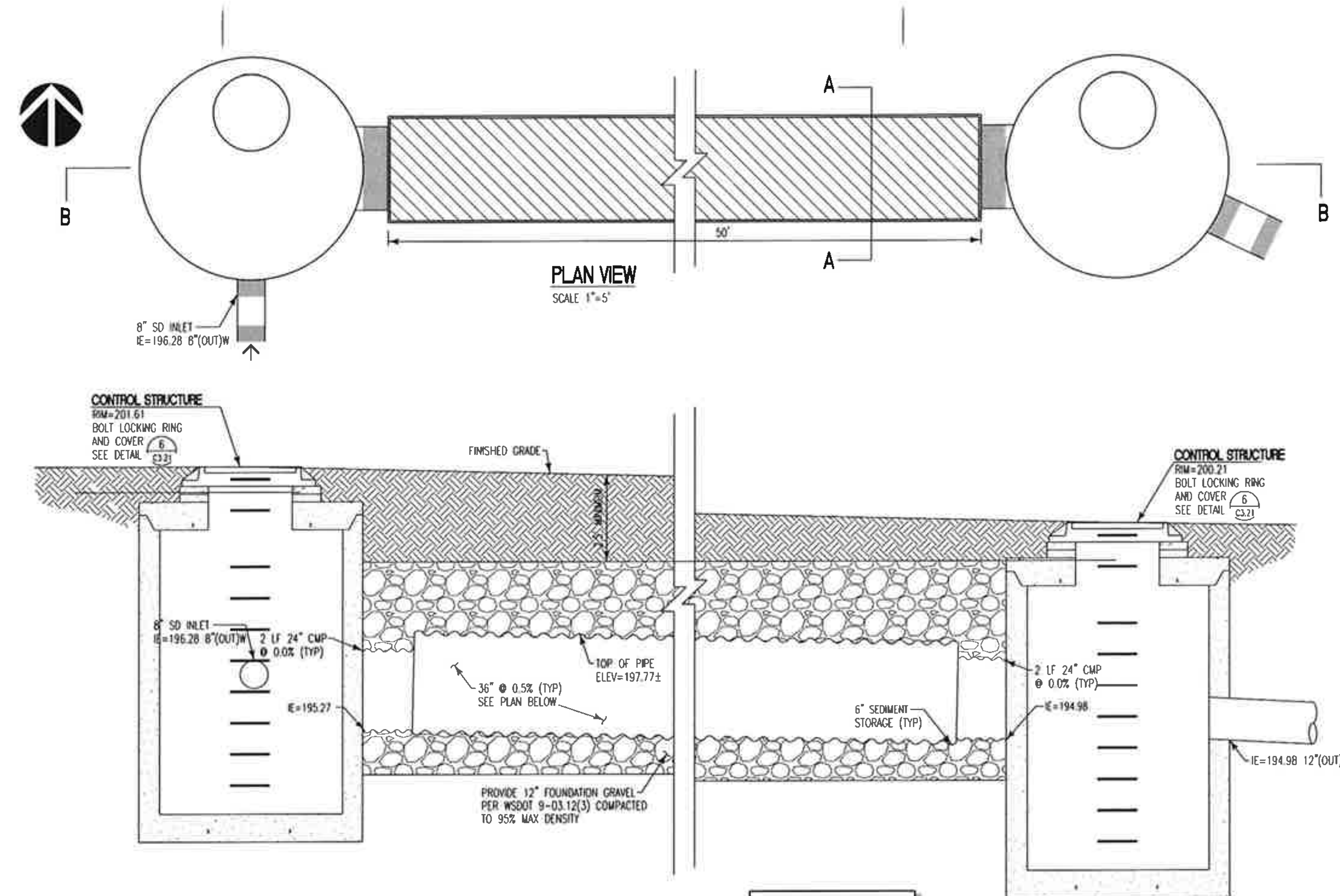
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE DETAILS

SHEET NUMBER: C4.24

Not Used
Not Used 1

Not Used
Not Used 2



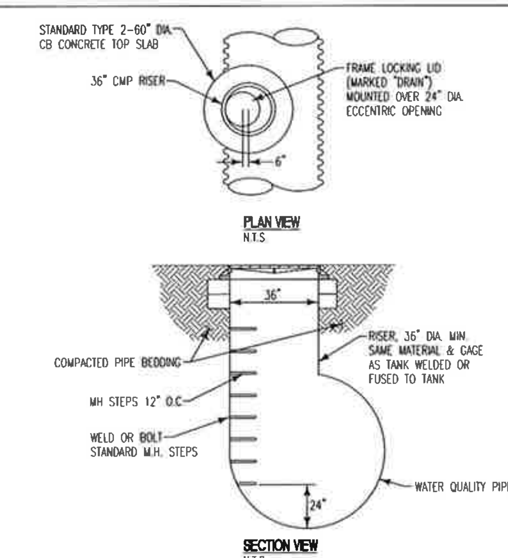
SECTION B-B
SCALE: 1"=2'

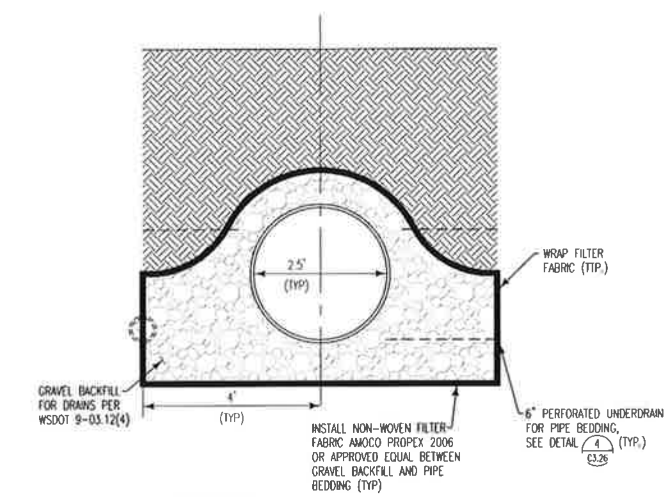
AT COMPLETION OF USE AS TESC CONTROL DEVICE, ENTIRE STORM SYSTEM TO BE MECHANICALLY CLEANED.

NOTES:
1. NEOPRENE GASKETS REQUIRED AT ALL CMP AND CPE PIPE JOINTS.
2. ALL METAL PARTS SHALL BE CORROSION RESISTANT. STEEL PARTS SHALL BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER). ALUMINIZED STEEL IS ACCEPTABLE.
3. IN AREAS WITH VEHICULAR TRAFFIC, PROVIDE TRAFFIC BEARING ACCESS (HS-20) OVER CORRUGATED METAL MANHOLE, PER STANDARDS.
4. CONTRACTOR SHALL PROVIDE AS-BUILT DIMENSIONS OF THE TANK PRIOR TO ACCEPTANCE.
5. PIPE THICKNESS MAY BE GAUGE-16.

Not Used
Not Used 5

NTS
Not Used 6





SECTION A-A
NTS

NTS
Water Quality Pipes 12

Not Used
Not Used 9

NTS
Not Used 10

Not Used
Water Access Riser 11

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFFE NOEL PETERSON, STATE OF WASHINGTON, 38336, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

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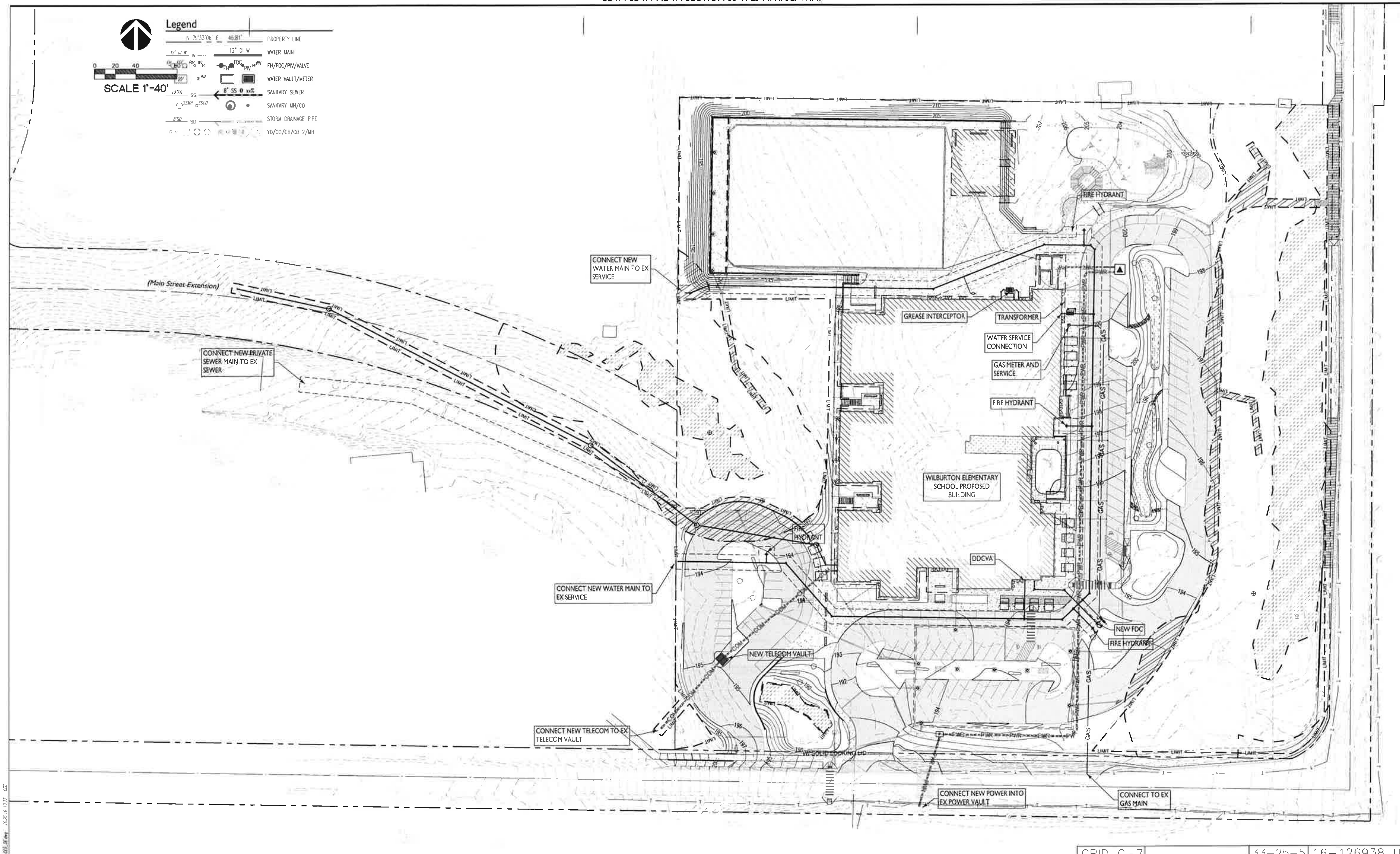
Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
STORM DRAINAGE
DETAILS

SHEET NUMBER:
C4.25

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



NO.	DATE	REVISION

KEY MAP

NOT FOR CONSTRUCTION — JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
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Bellevue School District
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12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
OVERALL UTILITY PLAN

SHEET NUMBER
C5.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

COB STANDARD DETAILS			
STRUCTURE	CITY DETAIL	DETAIL	SYMBOL
SSCO	S-16	5 / S-20	●
STANDARD MH	S-1	7 / S-20	
HYDRANT ASSEMBLY	W-13	12 / S-20	

Legend

- N 79°33'06" E - 46.81' — PROPERTY LINE
- 12" DI W — WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER
- 8" SS — SANITARY SEWER
- SANITARY MH/CO
- 8"SD — STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

SCALE 1"=20'

(2) 22-1/2" BEND (MJ) W/THRUST BLOCKING

15' PUBLIC WATER MAIN EASEMENT RECORDING NUMBER TO BE DETERMINED

218 LF 8" DI CL52 (PUBLIC)

20 LF 8" DI CL52 (PUBLIC)

CONNECT TO EX 8" WATER MAIN
(1)8" BLOWOFF REMOVAL
(1)8" TEE (FLxMJ)
(1)8" CAP (FL)
(1)8" GATEVALVE (FLxMJ)

20' PIPE CASING PER COB STD DTL W-4 SEE DETAIL 5 / S-21

(1) 22-1/2" BEND (MJ) W/THRUST BLOCKING

4" AIR AND VACUUM RELEASE VALVE ASSEMBLY PER COB STD DTL W-16 SEE DETAIL 12 / S-21

1,500 GALLON GREASE INTERCEPTOR RIM=201.00 SEE DETAIL 12 / S-22

3" GREASE VENTS

4" DOMESTIC WATER SERVICE CONNECTION: SEE MECHANICAL PLANS FOR CONTINUATION.

3" DOMESTIC METER ASSEMBLY PER COB STD DTL W-33 SEE DETAIL 11 / S-21

GAS METER AND REGULATOR TO BE COORDINATED W/PSE.

FFE=201.0

FIRE HYDRANT ASSEMBLY PER COB STD DTL W-13
15 LF 6" DI CL52 SPOOL

(1) 22-1/2" BEND (MJ) W/THRUST BLOCKING

15 LF 6" DI CL52

(2) 45° BEND (MJ) W/THRUST BLOCKING

39 LF 8" DI CL52 (PUBLIC)

116 LF 8" DI CL52 (PUBLIC)

7 LF 8" DI CL52 (PUBLIC)

65 LF 8" DI CL52 (PUBLIC)

10'x10' UTILITY TRANSFORMER W/3' PAD WORKING CLEARANCE

19 LF 4" DI CL52

(1) 8"x4" TEE (MJ)
(2) 8" GATE VALVE (FLxMJ)
(1) 4" GATE VALVE (FLxMJ)

104 LF 6" DI CL52 (PUBLIC)

GAS

(1) 4" PSE

FIRE HYDRANT ASSEMBLY PER COB STD DTL W-13
25 LF 6" DI CL52

25 LF 6" DI CL52

See Sheet Cx.03

See Sheet Cx.02

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

KEY MAP

CPL NO: C140318.01
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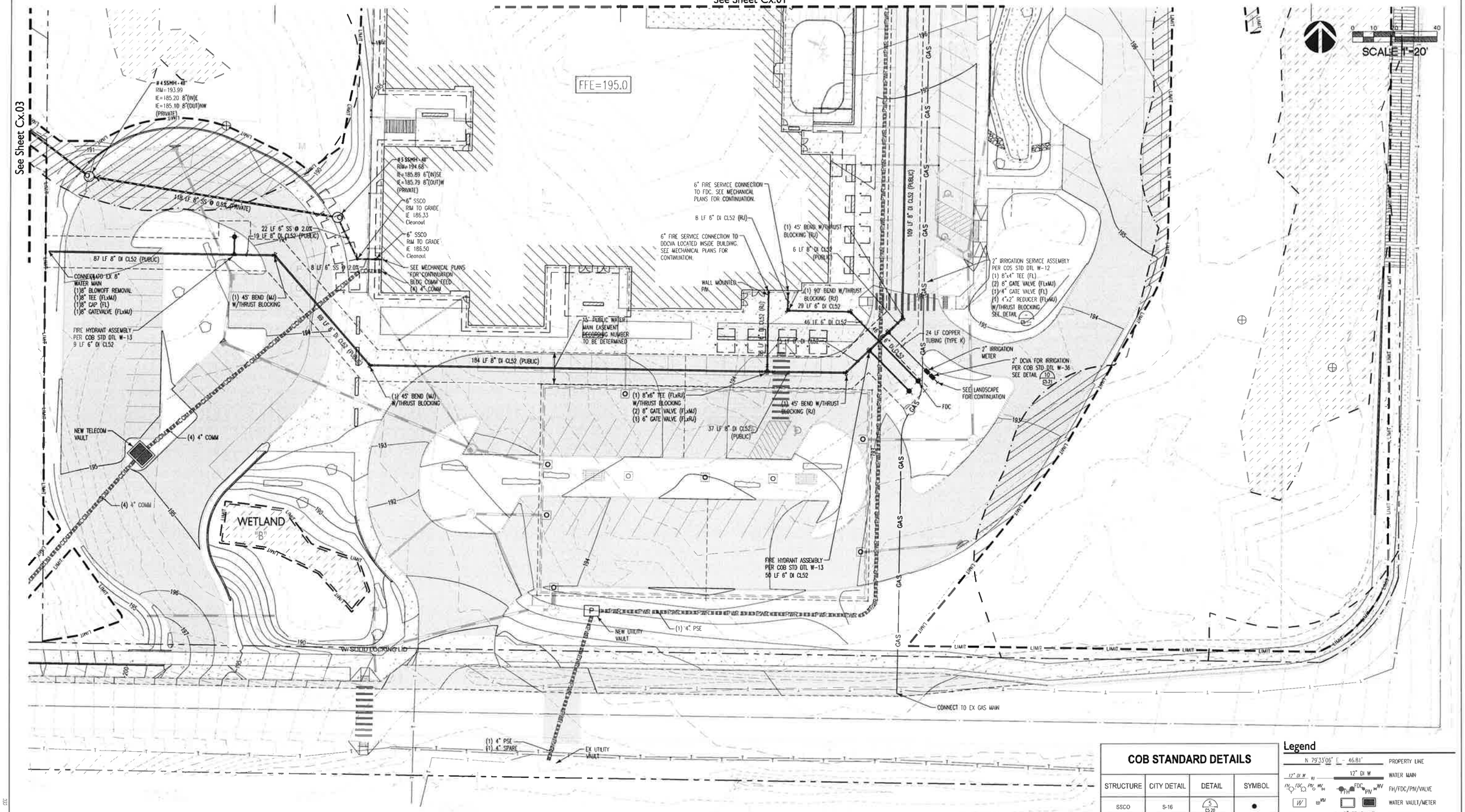
SHEET TITLE: UTILITY PLAN NORTH

SHEET NUMBER: C5.01

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

See Sheet Cx.01

See Sheet Cx.03



COB STANDARD DETAILS			
STRUCTURE	CITY DETAIL	DETAIL	SYMBOL
SSCO	S-16	5 C-2.20	●
STANDARD MH	S-1	7 C-2.20	
HYDRANT ASSEMBLY	W-13	12 C-2.30	

Legend

- N 79°33'06" E - 46.81' — PROPERTY LINE
- 12" DI W — WATER MAIN
- FH/FDC/PV/VALVE
- WATER VAULT/METER
- 8" SS @ xx% — SANITARY SEWER
- SANITARY MH/CO
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

CPL NO: C140318.01
FILE: -
DRAWN: CEC
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DATE: 10/26/2016

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Bellevue School District

WILBURTON ELEMENTARY SCHOOL

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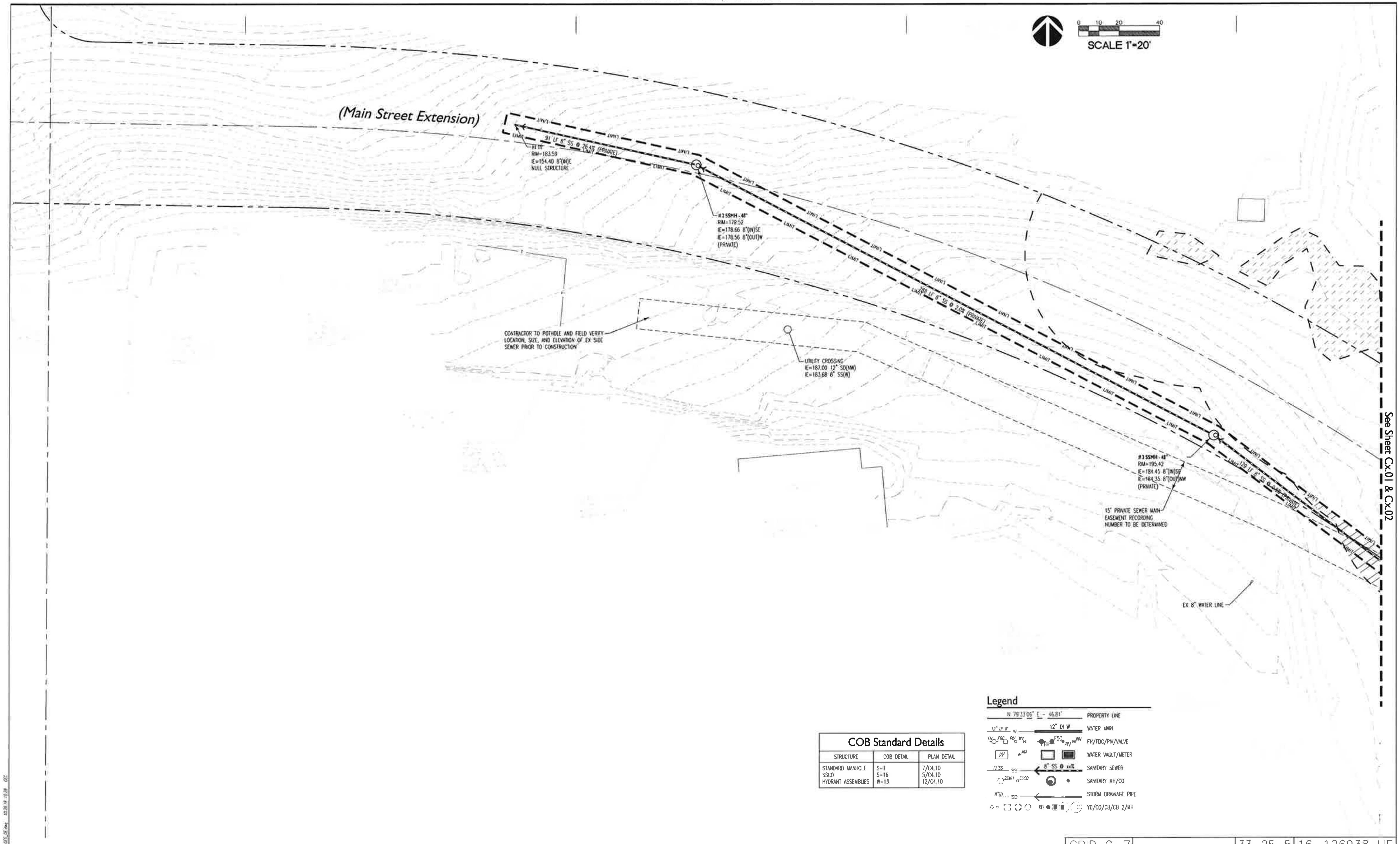
BELLEVUE, WA 98005

SHEET TITLE: UTILITY PLAN SOUTH

SHEET NUMBER: C5.02

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.


SCALE 1"=20'
0 10 20 40
(Main Street Extension)
91 LF 8" SS @ 26.4% (PRIVATE)
#1 ??
RIM=183.59
IE=154.40 8"(IN)E
NULL STRUCTURE
#2 SSMH - 48"
RIM=179.52
IE=178.66 8"(IN)SE
IE=178.56 8"(OUT)W
(PRIVATE)
288 LF 8" SS @ 2.0% (PRIVATE)
CONTRACTOR TO POTHOLE AND FIELD VERIFY
LOCATION, SIZE, AND ELEVATION OF EX SIDE
SEWER PRIOR TO CONSTRUCTION
UTILITY CROSSING
IE=187.00 12" SD(NW)
IE=183.68 8" SS(W)
#3 SSMH - 48"
RIM=195.42
IE=184.45 8"(IN)SE
IE=184.35 8"(OUT)NW
(PRIVATE)
15' PRIVATE SEWER MAIN
EASEMENT RECORDING
NUMBER TO BE DETERMINED
EX 8" WATER LINE
LIMIT
See Sheet Cx.01 & Cx.02
Legend
N 79°33'06" E - 46.81'
PROPERTY LINE
12" DI W
WATER MAIN
FH/FDC/PIV/VALVE
WATER VAULT/METER
8" SS @ xx%
SANITARY SEWER
SANITARY MH/CO
STORM DRAINAGE PIPE
YD/CO/CB/CB 2/MH

COB Standard Details

STRUCTURE	COB DETAIL	PLAN DETAIL
STANDARD MANHOLE	S-1	7/C4.10
SSCO	S-16	5/C4.10
HYDRANT ASSEMBLIES	W-13	12/C4.10

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

CPL NO: C140318.01
FILE: -
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DATE: 10/26/2016

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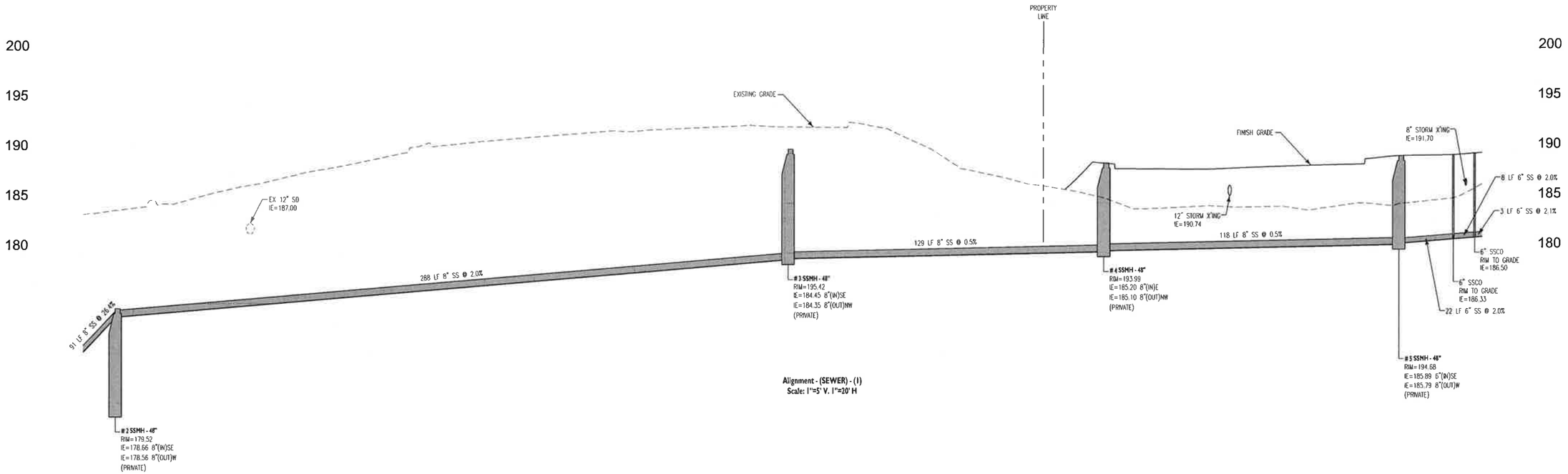
SHEET TITLE:
UTILITY PLAN WEST

SHEET NUMBER:
C5.03



Scale: 1"=5' V. 1"=20' H

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

OPR. NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
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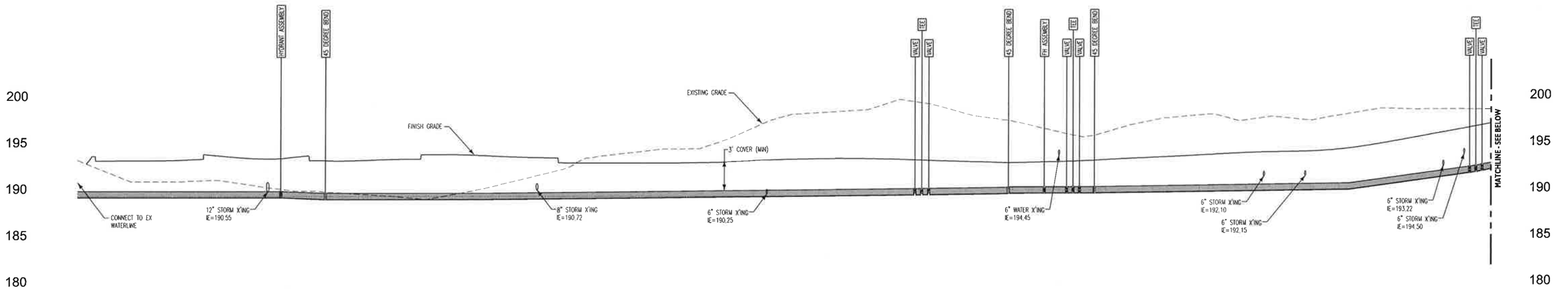
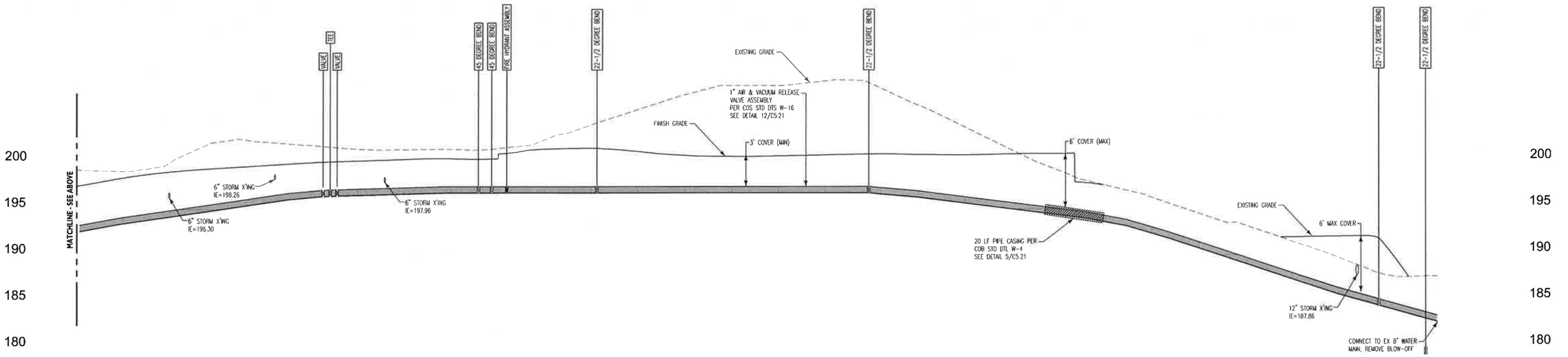
SHEET TITLE: SEWER PROFILES

SHEET NUMBER: C5.10



Water
Scale: 1"=5' V. 1"=20' H



Water
Scale: 1"=5' V. 1"=20' H

Scale: 1"=5' V. 1"=20' H

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PORTER — STATE OF WASHINGTON — 20936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

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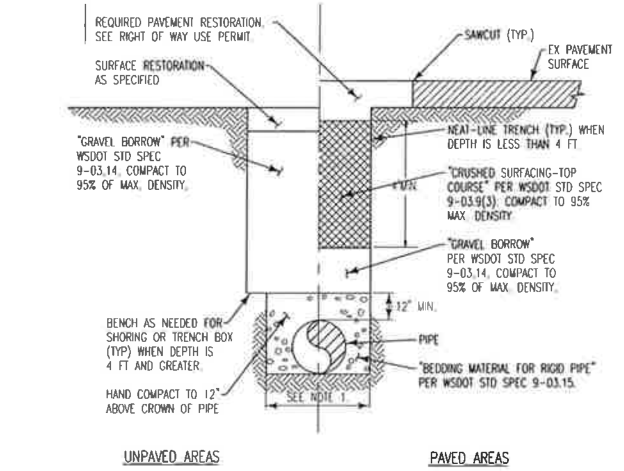
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
WATER PROFILES

SHEET NUMBER
C5.11

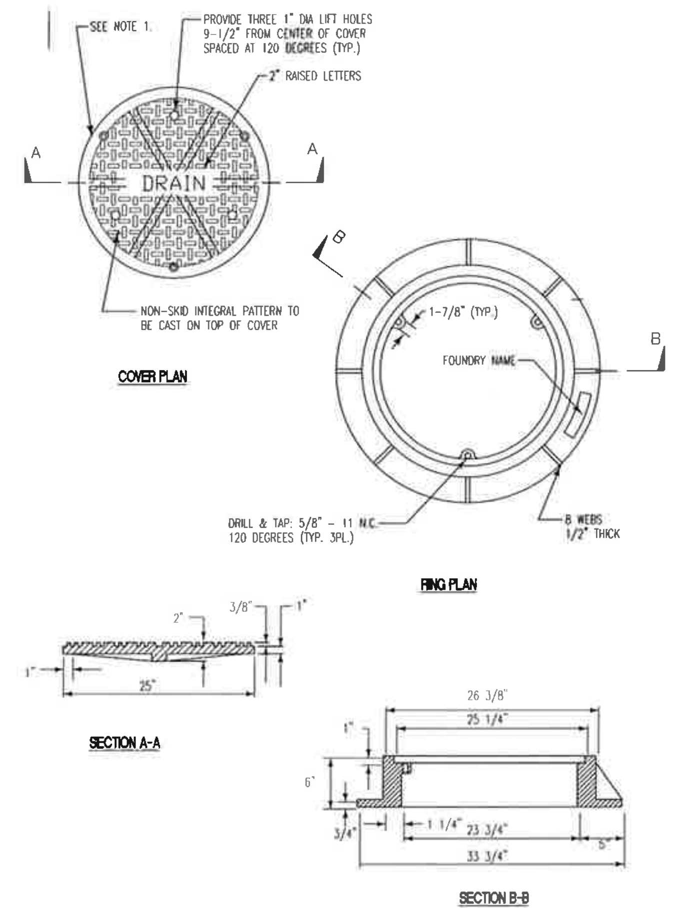


NOTES:

1. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE
   * 30" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.
   * O.D. PLUS 16" FOR PIPE LARGER THAN 12" NOMINAL DIAMETER.

COB STD DTL S-14

Typical Trench 1



COVER NOTES:

1. USE WITH THREE LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG. DRILL HOLES SPACED 120°, TO MATCH HOLES IN RING.
2. COVER MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF COVER IS 150 LBS.
5. RATING - H20.

NOTES:
ONLY FOR USE IN EASEMENTS.

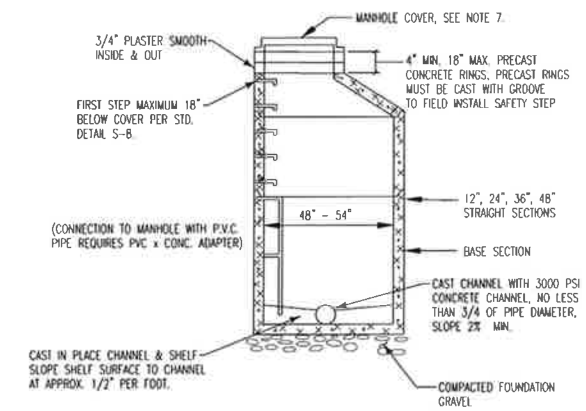
RING NOTES:

1. DRILL AND TAP THREE 5/8"-11 NC HOLES THROUGH RING AT 120°.
2. RING MATERIAL IS GREY IRON, ASTM A-48 CLASS 30.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF RING IS 215 LBS.
5. RATING - H20.

COB STD DTL S-12

24" Bolt Locking Manhole Ring and Cover 6

MANHOLE SHALL BE DETAILED ON THE CONSTRUCTION PLANS)

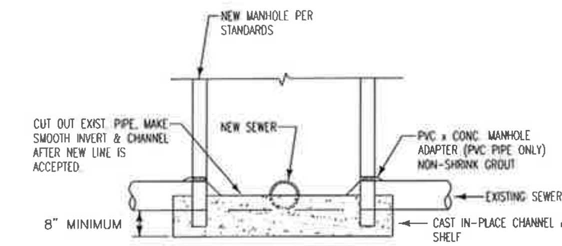


GENERAL NOTES (APPLY TO ALL MANHOLES):

1. PRECAST SECTIONS SHALL BE REINFORCED PER ASTM SPECS FOR CORRESPONDING SEWER PIPE.
2. GALVANIZED OR PLASTIC SAFETY STEPS SHALL BE PER STANDARD DETAIL S-8.
3. STEPS IN PRECAST BASE SECTION MAY BE CAST IN PLACE OR MOVABLE SAFETY LADDER GROUTED IN PLACE. SEE DETAIL S-8.
4. ALL HOLES FOR PIPE SHALL BE BLOCKED OUT AT THE TIME OF CASTING THE SECTION.
5. ALL RUBBER GASKETED MANHOLES SHALL BE FURNISHED WITH RUBBER GASKET JOINT CONFORMING TO ASTM C443.
6. MANHOLES OVER 10' HIGH SHALL BE FURNISHED WITH MIN. 5" WALL.
7. SEE STD. DETAIL NO. S-6 FOR MANHOLE RING AND COVER. (SEE S-7 FOR BOLT-LOCKING COVER.)
8. MANHOLE DIAMETER IN ACCORDANCE WITH CITY OF BELLEVUE UTILITIES ENGINEERING STANDARDS.
9. WHERE AWWA C900 PVC PIPE IS USED, CONNECTION SHALL BE MADE WITH PVC MANHOLE ADAPTER SIZED FOR O.D. OF AWWA C900 PIPE. ADAPTER LENGTH SHALL MATCH OR EXCEED MANHOLE WALL THICKNESS.
10. MORTAR SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING RINGS, TOP OF CONE SECTION, AND BOTTOM OF IRON RING.

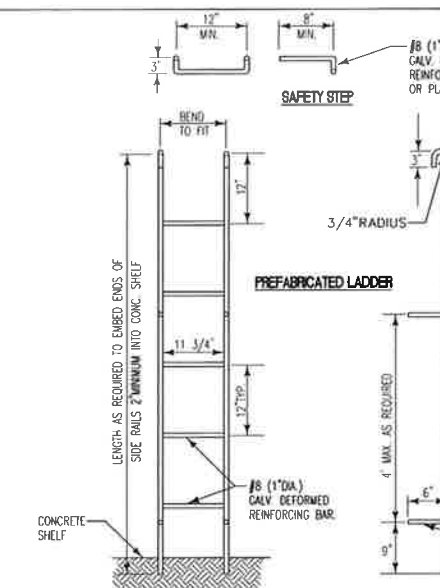
CO DTL S-1

Standard Manhole 7



COB STD DTL S-7

New Manhole On Existing Sewer 4

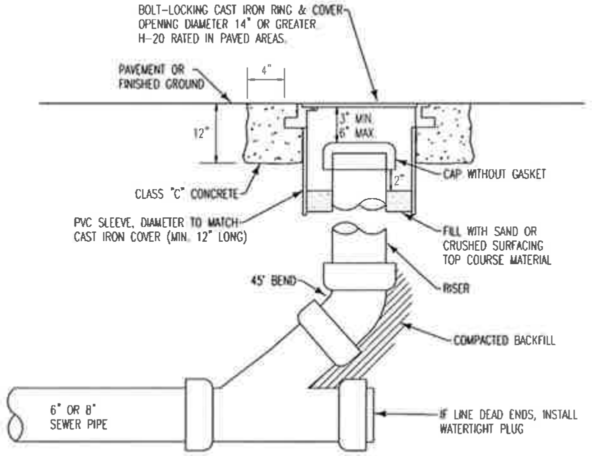


NOTES:
1. DEFORMED REINFORCING BAR SHALL CONFORM TO ASTM A 615. GALVANIZE SHALL CONFORM TO ASTM A 123.
2. PLASTIC STEP SHALL BE POLY-PROPYLENE CONFORMING TO ASTM D-4101 WITH 1/2" ASTM A-615 GRADE 60 STEEL REINFORCING BAR.
3. LANE P-13938, M.A. PS2-PF, OR EQUAL.

COB STD DTL S-13

Ladder And Manhole Step 8

BOLT-LOCKING CAST IRON RING & COVER OPENING DIAMETER 14" OR GREATER H-20 RATED IN PAVED AREAS.



NOTES:

1. CAST IRON COVER SHALL READ "SEWER".
2. LOCKING BOLTS FOR COVER SHALL BE 5/8" -11 NC STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG.
3. 14" BOLT-LOCKING CAST IRON COVER SHALL BE EQUAL TO INLAND FOUNDRY NO. 209.

COB STD DTL S-16

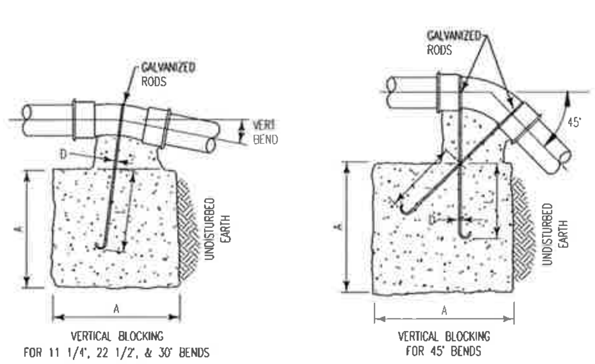
Clean-out 5

VERTICAL BLOCKING FOR 11 1/4°-22 1/2°-30° BENDS

PIPE SIZE	V B	CU FT	A	D	L
4"	11 1/4°	8	2.0'	3/4"	1.5'
	22 1/2°	11	2.2'		2.0'
	30°	17	2.6'		
6"	11 1/4°	11	2.2'	3/4"	2.0'
	22 1/2°	25	2.9'		
	30°	41	3.5'		
8"	11 1/4°	16	2.5'	3/4"	2.0'
	22 1/2°	47	3.6'		
	30°	70	4.1'	3/4"	2.5'
12"	11 1/4°	32	3.2'	3/4"	2.0'
	22 1/2°	88	4.5'	7/8"	3.0'
	30°	132	5.1'		
16"	11 1/4°	70	4.1'	7/8"	3.0'
	22 1/2°	184	5.7'	1 1/8"	4.0'
	30°	275	6.5'	1 1/4"	
20"	11 1/4°	91	4.5'	7/8"	3.0'
	22 1/2°	225	6.1'	1 1/4"	4.0'
	30°	330	6.9'	1 3/8"	4.5'
24"	11 1/4°	128	5.0'	1"	3.5'
	22 1/2°	320	6.8'	1 3/8"	4.5'
	30°	480	7.9'	1 5/8"	5.5'

VERTICAL BLOCKING FOR 45° BENDS

4"	45°	30	3.1'	3/4"	2.0'
6"		68	4.1'		
8"		123	5.0'		
12"		232	6.1'	3/4"	2.5'
16"		478	7.8'	1 1/8"	4.0'
20"		560	8.2'	1 1/4"	
24"		820	9.4'	1 3/8"	4.5'

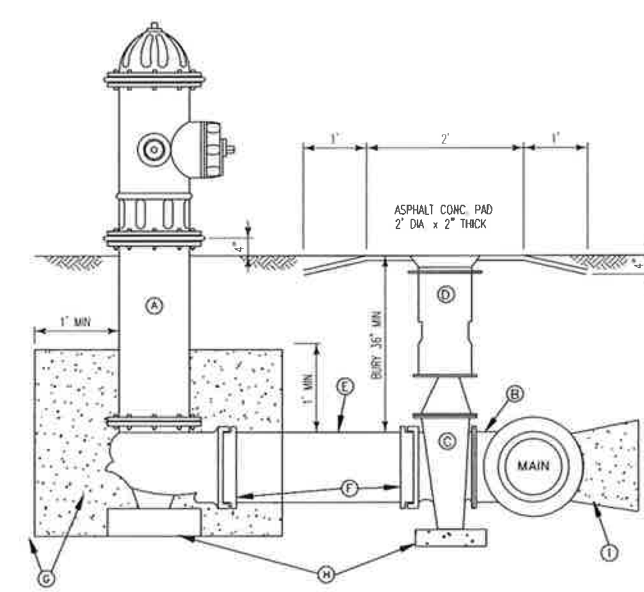


NOTES:

1. CONCRETE BLOCKING BASED ON 200 PSI PRESSURE AND 2500 PSI CONCRETE.

COB STD DTL W-3

Vertical Blocking For Connecting To Existing Main 10



COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.

A. 1-5 1/4" M.V.O. HYDRANT WITH 2-2 1/2" N.S.T. AND 1-4" PUMPER PORTS, SEATTLE STANDARD THREAD-M.J. INLET, WITH LUGS, BRASS TO BRASS SUB-SEAT. FIRE HYDRANT TO BE PAINTED WITH TWO COATS OF RUSTOLEUM HIGH GLOSS WHITE PAINT. PUMPER PORT TO FACE STREET, OR AS DIRECTED BY THE FIRE DEPARTMENT.

B. 6" FLANGE OUTLET ON CAST OR DUCTILE IRON TEE.

C. 1-AUXILIARY GATE VALVE: 6" AWWA C509, RESILIENT SEAT, M.J.xFL. WITH LUGS

D. 1-TWO-PIECE CAST IRON VALVE BOX EQUAL TO RICH SEATTLE TYPE #045 WITH RECESSED HANDLE LID.

E. 1-6" DUCTILE IRON CLASS 52 CEMENT-LINED PIPE, LENGTH TO FIT. WHERE MORE THAN ONE LENGTH OF PIPE IS REQUIRED, CONNECT PIPES WITH MECHANICAL JOINT SLEEVE, RESTRAIN PIPE AND SLEEVE WITH MEGALUG RESTRAINERS, OR RESTRAIN PIPES WITH UNI-FLANGE SERIES 1300 & 1390 JOINT RESTRAINERS.

F. RESTRAIN MECHANICAL JOINTS WITH MEGALUG RESTRAINERS.

G. 1/2 YARD WASHED DRAIN ROCK (3" TO 3/8"), MIN. 1' ABOVE BOOT FLANGE PLACE 8 MIL POLYETHYLENE FILM AROUND TOP AND SIDES OF GRAVEL DO NOT BLOCK DRAIN HOLES.

H. 16"x8"x4" MIN. SIZE CONCRETE BLOCK UNDER HYDRANT AND VALVE.

I. CONC. BLOCKING PER STD DETAIL NO. W-1.

COB STD DTL W-13

Hydrant Assembly 12

GRID G-7		33-25-5	16-126938 UE

NO	DATE	REVISION

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: UTILITY DETAILS

SHEET NUMBER: C5.20

Typical Concrete Thrust Blocking — COB STD DTL W-1 — 2

THRUST BLOCK - TABLE

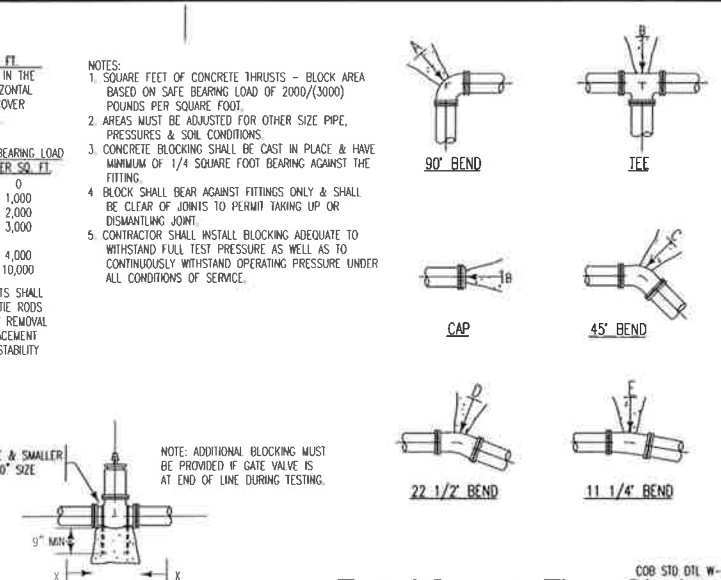
PIPE SIZE	PRESSURE PSI	A	B	C	D	E	X (100 PSI)
		MINIUM BEARING AREA AGAINST UNDISTURBED SOIL SQUARE FEET					
4"	200 300	2/(1) 3/(2)	1/(NONE) 2/(2)	1/(NONE) 2/(1)	NONE 1/(1)	NONE NONE	NONE
6"	200 300	4/(3) 6/(4)	3/(2) 4/(3)	3/(1) 3/(2)	1/(1) 2/(1)	1/(NONE) 1/(NONE)	NONE
8"	200 300	7/(5) 11/(8)	5/(3) 8/(5)	4/(3) 6/(4)	2/(2) 3/(2)	1/(1) 2/(1)	3/(2)
10"	200 275	11/(8) 16/(11)	8/(6) 11/(7)	6/(4) 9/(6)	3/(2) 5/(3)	2/(1) 3/(2)	4/(3)
12"	200 250	16/(11) 24/(16)	11/(8) 17/(11)	9/(6) 13/(9)	5/(3) 7/(5)	3/(2) 4/(3)	5/(4)
14"	200 250	22/(13) 33/(22)	16/(11) 23/(16)	12/(8) 18/(12)	6/(4) 9/(6)	3/(2) 5/(3)	7/(6)
16"	200 225	29/(19) 32/(21)	21/(14) 23/(16)	16/(11) 17/(12)	8/(6) 9/(6)	5/(3) 5/(3)	10/(7)
18"	200	36/(24)	26/(17)	20/(13)	10/(7)	5/(4)	13/(9)
20"	200	45/(29)	32/(21)	24/(16)	13/(8)	7/(4)	16/(11)
24"	200	64/(43)	46/(30)	35/(23)	18/(12)	9/(6)	23/(16)

SAFE BEARING LOADS IN LB./SQ. FT.
THE SAFE BEARING LOADS GIVEN IN THE FOLLOWING TABLE ARE FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET.

SOIL	SAFE BEARING LOAD LB. PER SQ. FT.
*MUCK, PEAT, ETC.	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

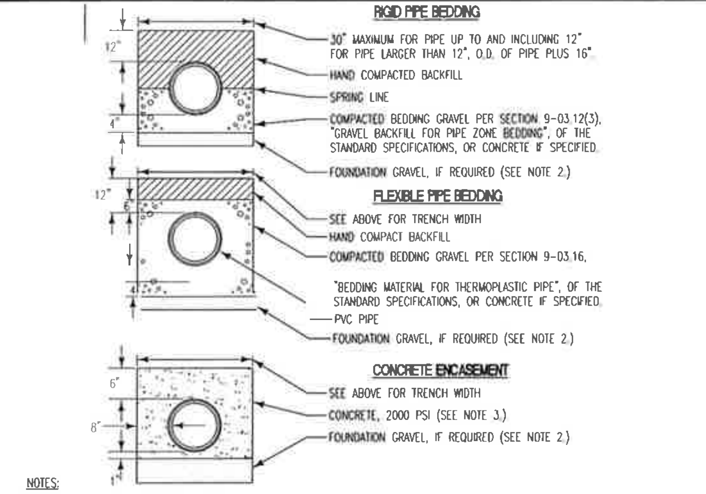
* IN MUCK OR PEAT, ALL THRUSTS SHALL BE RESTRAINED BY PILES OR TIE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF MUCK OR PEAT AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUST.

NOTES:
1. SQUARE FEET OF CONCRETE THRUSTS - BLOCK AREA BASED ON SAFE BEARING LOAD OF 2000/(3000) POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER SIZE PIPE, PRESSURES & SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE & HAVE MINIMUM OF 1/4 SQUARE FOOT BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY & SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.



COB STD DTL W-1
Typical Concrete Thrust Blocking 2

Pipe Bedding — COB STD DTL S-15 — 3

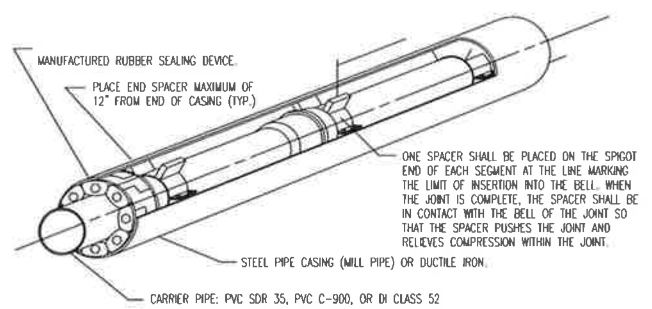


NOTES:
1. COMPACTED CRUSHED SURFACING TOP COURSE PER SECTION 9-03.9(3), CRUSHED SURFACING, OF THE STANDARD SPECIFICATIONS CAN ALSO BE USED AS BEDDING GRAVEL.
2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH FOUNDATION GRAVEL PER SECTION 9-03.9(1), "BALLAST", OF THE STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.

COB STD DTL S-15
Pipe Bedding 3

NTS
Not Used 4

Casing Installation — 5



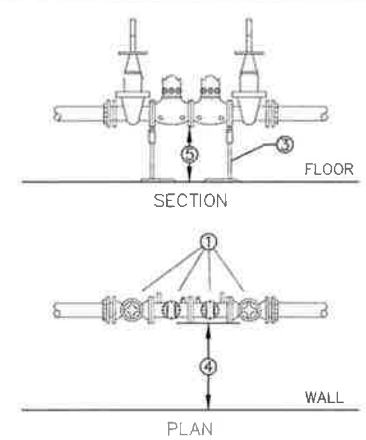
NOTES:
1. CASING SPACERS SHALL BE "CENTER POSITIONING" TYPE.
2. FOR CASING SPACERS SPECS SEE D7-2.10.
3. MINIMUM RUNNER WIDTH SHALL BE 2 INCHES.
4. RUNNER HEIGHT SHALL BE SIZED TO PROVIDE:
   A. MINIMUM 0.75" BETWEEN CARRIER PIPE BELL AND CASING PIPE WALL AT ALL TIMES.
   B. MINIMUM 1" CLEARANCE BETWEEN RUNNERS AND TOP OF CASING WALL TO PREVENT JAMMING DURING INSTALLATION.
5. STEEL CASING DIAMETERS ARE "OUTSIDE DIAMETER" FOR 16" AND LARGER.
6. SPACER BAND WIDTH SHALL BE 12" FOR CARRIER PIPES THAT ARE 36" DIAMETER OR GREATER.
7. CASING ANTICORROSIVE COATING THICKNESS - 8 MILLS DFT

CARRIER PIPE DIAMETER	4"	6"	8"	10"	12"
CASING DIAMETER	10"	12"	14"	16"	20"
STEEL CASING THICKNESS	0.25"	0.25"	0.25"	0.25"	0.25"
SPACER BAND WIDTH	8"	8"	8"	8"	8"

NTS
Casing Installation 5

NTS
Not Used 9

Double Check Valve Assembly (Inside Installation) — COB STD DTL W-38 — 10



NOTES:
1. LINE-SIZED WA STATE APPROVED DOUBLE CHECK VALVE ASSEMBLY. THE D.C.V.A. INCLUDES (2) RESILIENT-SEATED SHUT-OFF VALVES AND (4) RESILIENT-SEATED TEST-COCKS.
2. THE D.C.V.A. MUST BE INSTALLED PER WSDOH APPROVED INSTALLATIONS LIST.
3. (2) SUPPORTS (EITHER WALL OR FLOOR) ONE ON EACH SIDE OF ASSEMBLY. MUST FIRMLY ANCHOR DEVICE. REQUIRED FOR 2 1/2" AND LARGER LINE SIZE.
4. MUST PROVIDE A MINIMUM OF 6" SIDE CLEARANCE BETWEEN D.C.V.A. AND WALL OR OBSTRUCTION.
5. CLEARANCE BETWEEN FLOOR AND ASSEMBLY MUST BE A MINIMUM OF 12" AND A MAXIMUM OF 5'.
6. TESTING IS REQUIRED BY A WASHINGTON STATE DEPARTMENT OF HEALTH CERTIFIED BACKFLOW ASSEMBLY TESTER UPON INSTALLATION AND ANNUALLY THEREAFTER. ASSEMBLY TO BE MAINTAINED BY OWNER.
7. PROTECT AGAINST FREEZING OR DAMAGE. USE HEAT-TAPE IF AREA IS SUBJECT TO FREEZING.
8. INTERIOR WATER APPURTENANCES MUST CONFORM TO UNIFORM PLUMBING CODE REQUIREMENTS.
9. FDC TO BE LOCATED DOWNSTREAM OF DCVA (COMMERCIAL ONLY).

JANUARY 2014 | NO SCALE | City of Bellevue | WATER UTILITY | TITLE: DOUBLE CHECK VALVE ASSEMBLY (INSIDE INSTALLATION) | NO. W-38

COB STD DTL W-38
10

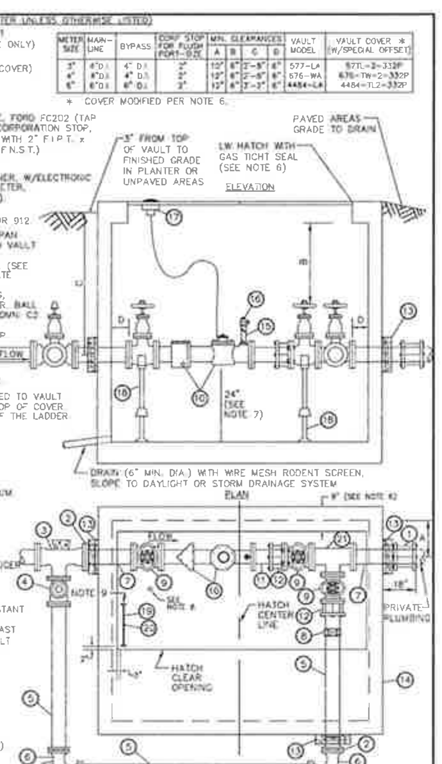
3" to 6" Domestic Meter Installation — COB STD DTL W-33 — 11

MATERIALS LIST - (ALL SIZES ARE SAME AS METER UNLESS OTHERWISE LISTED)
1. 1-MECH. CPLG. TO FIT, EQUAL TO ROMAC 501
2. 1-4"x3" REDUCER, P.E.xM.J. (FOR 3" SERVICE ONLY)
3. 1-TEE, M.J. x FL.
4. 1-GATE VALVE, F.L.x M.J. (W/VALVE BOX & COVER)
5. 3-D.I. PIPE, P.E., LENGTH AS REQUIRED
6. 2-90° BEND, M.J.
7. 2-D.I. PIPE, P.E.xFL., LENGTH AS REQUIRED.
8. 1-EPOXY OR NYLON COATED SERVICE SADDLE, FORD FC202 (TAP POINTED UP AT 12-O'CLOCK) OR EQUAL. 1-CORPORATION STOP, AWWA TAPER(CC) x M.I.P.T., FORD FB400-7, WITH 2" F.I.P.T. x 2 1/2" M.N.S.T. ADAPTOR AND CAP (2 1/2" F.N.S.T.)
9. 3-GATE VALVE, FL
10. SENSUS OMNI C2 METER W/ INTERNAL STRAINER, W/ELECTRONIC RESOLUTION (100'S OF CUBIC FEET FOR 3" METER, 500 CUBIC FEET FOR 4-6" METER) REGISTER).
11. 1-D.I. ADAPTER FL. x P.E., LENGTH TO FIT.
12. 2-FL.xCPLG. ADAPTER, EQUAL TO SMITH-BLAIR 912
13. WELDED FL. RESTRAINT OR MEGA-LUG MID-SPAN RESTRAINT AND THRUST BLOCK ADJACENT TO VAULT. SEE STANDARD DETAIL W-56.
14. PRECAST CONC. VAULT BY UTILITY VAULT CO. (SEE TABLE FOR MODEL NO.) W/TWO DIAMOND PLATE DOORS RATED FOR H-20 LOADING.
15. 1-2" BRASS NIPPLE, M.I.P.T.xM.I.P.T., 6" LONG, CONNECT TO TEST PORT OF COMPOUND METER. BALL VALVE FORD FB1000 FIPTxFIPT SIZED TO FIT OMNI C2 FLUSHPORT
16. 2" M.I.P.T. X 2 1/2" MNST ADAPTOR AND CAP (2 1/2" FNST).
17. TR/PL SENSOR (TO MOUNT IN VAULT ACCESS DOOR)
18. 2-ADJUSTABLE STANCHION BOLTED TO FLOOR
19. 1-GALVANIZED STEEL LADDER TO BE ATTACHED TO VAULT. THE FIRST STEP SHALL BE MAX. 8" BELOW TOP OF COVER.
20. 1-BILCO LADDER UP, LU-2 MODEL AT TOP OF THE LADDER. SEE DETAIL W-19
21. 1- TEE, FL

METER SIZE	MAIN-LINE	BYPASS	CORP STOP FOR FLUSH PORT-SIZE	A	B	C	D	VAULT MODEL	VAULT COVER * (W/SPECIAL OFFSET)
3"	4" D.I.	4" D.I.	2"	10"	6"	2'-9"	6"	577-LA	57TL-2-332P
4"	6" D.I.	4" D.I.	2"	12"	6"	2'-9"	6"	676-WA	676-TW-2-332P
6"	8" D.I.	6" D.I.	2"	12"	6"	3'-3"	6"	4484-LA	4484-TL2-332P

* COVER MODIFIED PER NOTE 6.

NOTES:
1. ALL MATERIALS, INCLUDING METER SHALL BE FURNISHED BY CONTRACTOR.
2. ALL PIPE & FITTINGS 3" & LARGER SHALL BE CEMENT LINED DUCTILE IRON, CLASS 52 MINIMUM.
3. TEE WITH (3) GATE VALVES REQUIRED AT DISTRIBUTION MAIN.
4. VAULTS SHALL NOT BE INSTALLED IN AREAS W/VEHICULAR TRAFFIC.
5. IN CENTRAL BUSINESS DISTRICT, 3" THROUGH 8" METERS SHALL CONNECT TO WATER MAIN W/8" PIPE (SUBSTITUTE 8"xSERVICE SIZE REDUCER M.J.xP.E. AT UPSTREAM SIDE OF ITEM 5).
6. VAULT COVER SHALL INCLUDE 2 LOCKING ALUMINUM LW HATCH DOORS (PART NO. HHD-36"x72") DOORS SHALL HAVE SLIP RESISTANT TREATMENT PER SECTION W4-17 OF THE ENGINEERING STANDARDS. DOORS SHALL BE CAST IN COVER WITH 8" SPECIAL OFFSET FROM VAULT WALL, AS SHOWN. COVER TO READ "WATER".
7. PROVIDE 24" CLEARANCE BETWEEN VAULT FLOOR & BOTTOM OF COMPOUND METER. WHERE ELEVATION OF VAULT FLOOR IS TOO LOW TO DRAIN TO DAYLIGHT OR STORM SYSTEM, THIS CLEARANCE CAN BE REDUCED TO A MINIMUM OF 12", IF SUBSTITUTION OF A SHORTER VAULT ALLOWS FLOOR TO DRAIN TO DAYLIGHT OR STORM SYSTEM (APPROVED BY THE UTILITY ON A CASE BY CASE BASIS ONLY). SUBSTITUTE VAULTS ARE AS FOLLOWS: 3" 575-LA WITH 57TL-2-332P COVER (WITH SPECIAL OFFSET + LW ALUM. HATCH) 4" 675-WA WITH 675-TW-2-332P COVER (WITH SPECIAL OFFSET + LW ALUM. HATCH)
8. PROVIDE 2 1/4" DIAM. OPENING IN ALUMINUM DOOR FOR TR/PL SENSOR.
9. LADDER TO BE BOLTED TO VAULT FLOOR AND TO VAULT WALL AT THREE LOCATIONS. RUNGS SHALL BE SPACED AT 12" ON CENTER.
10. ALL FITTINGS OUTSIDE VAULT SHALL INCLUDE THRUST BLOCKING AND JOINT RESTRAINT DEVICES.
11. PIPE, FITTINGS, VALVES OUTSIDE VAULT SHALL BE 4" FOR 3" SERVICE INSTALLATION.
12. MINIMUM 2' OF LEVEL, UNOBSTRUCTED AREA AROUND HATCHES.

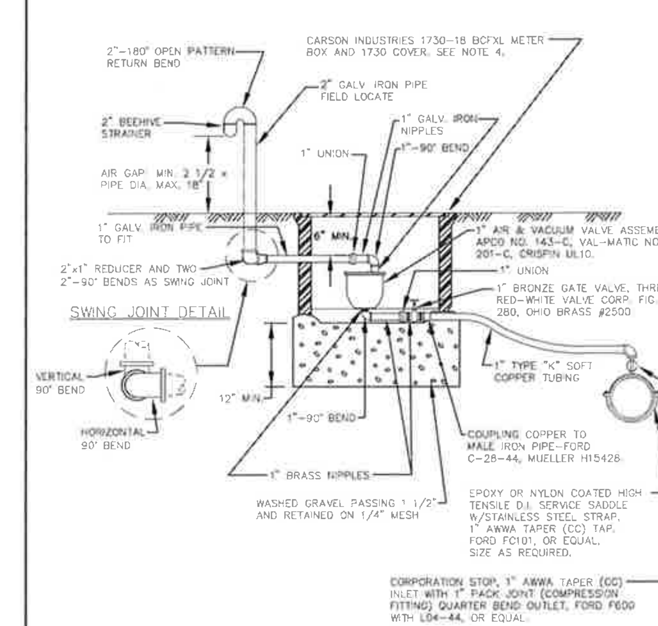


JANUARY 2014 | NO SCALE | City of Bellevue | WATER UTILITY | TITLE: 3" TO 6" DOMESTIC METER INSTALLATION | NO. W-33

COB STD DTL W-33
11

1" Air & Vacuum Release Valve Assembly — COB STD DTL W-16 — 12

COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.



NOTES:
1. ALL FITTINGS TO BE BRASS OR COPPER FROM WATER MAIN TO 1" AIR & VACUUM ASSEMBLY.
2. 2" GALVANIZED PIPE ABOVE GRADE TO BE PAINTED WITH 2 COATS RUSTOLEUM HIGH GLOSS WHITE PAINT.
3. AIR & VACUUM RELEASE VALVE ASSEMBLY MUST BE INSTALLED AT HIGHEST POINT OF LINE. IF HIGH POINT FALLS IN A LOCATION WHERE ASSEMBLY CANNOT BE INSTALLED, PROVIDE ADDITIONAL DEPTH OF LINE TO CREATE HIGH POINT AT A LOCATION WHERE ASSEMBLY CAN BE INSTALLED.
4. LOCATE AIR & VACUUM METER BOX OUTSIDE OF TRAFFIC AREAS, BEHIND CURB. IN SIDEWALKS AND AREAS WITH VEHICULAR TRAFFIC, USE OLYMPIC FOUNDRY SM-30 CAST IRON BOX & COVER.

JANUARY 2014 | NO SCALE | City of Bellevue | WATER UTILITY | TITLE: 1" AIR & VACUUM RELEASE VALVE ASSEMBLY | NO. W-16

COB STD DTL W-16
12

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, 30536, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

JOB NO. C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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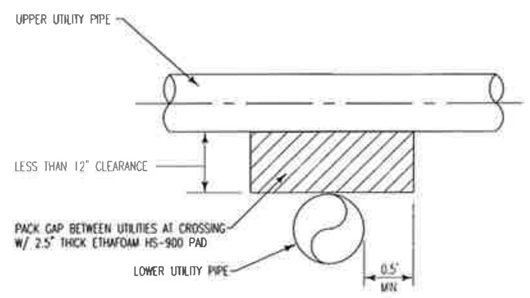
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: UTILITY DETAILS
SHEET NUMBER: C5.21



Ethafoam Installation Detail NTS 1

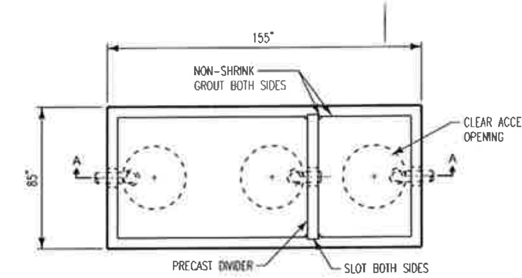
Not Used NTS 2

Not Used NTS 5

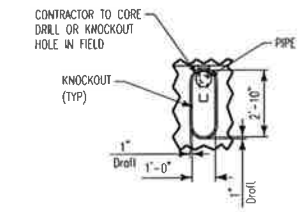
Not Used NTS 6

Not Used NTS 9

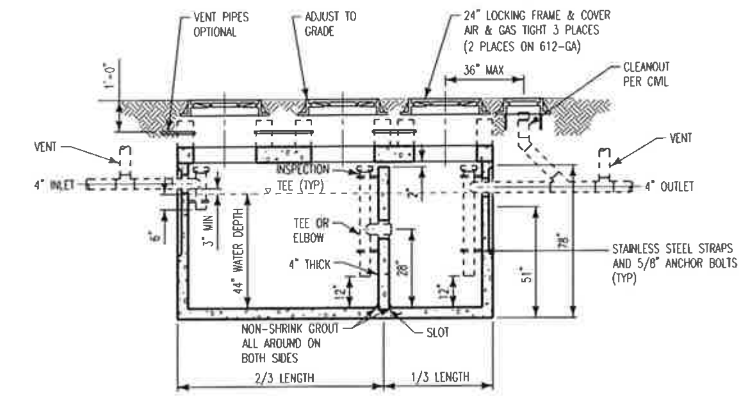
Not Used NTS 10



PLAN VIEW



DETAIL 1



SECTION VIEW AA

NOTES:

1. GREASE INTERCEPTOR PROVIDED BY DIVISION X CONTRACTOR.
2. DIVISION X CONTRACTOR TO PROVIDE OLD CASTLE PRECAST MODEL 612-GA, 2000 GALLONS, PRECAST CONCRETE VAULT OR APPROVED EQUAL.
3. CONCRETE: 28 DAY COMPRESSIVE STRENGTH f'c = 7000 PSI.
4. REBAR: ASTM A-615 GRADE 60.
5. MESH: ASTM A-185 GRADE 65.
6. DESIGN: ACI-318-02 BUILDING CODE, ASTM C-857 "MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES."
7. COVER LOADS: MINIMUM H-20 TRUCK WHEEL W/ 30% IMPACT PER AASHTO. DIVISION X CONTRACTOR TO PROVIDE CUSTOM LOAD BEARING CAPABILITY FOR INTERCEPTOR LOCATIONS IN FIRE LANES (45,000 LBS OVER 18 INCH SQUARE FOOTPRINT).
8. FILL WILL CLEAN WATER PRIOR TO START-UP OF SYSTEM.
9. DIVISION X CONTRACTOR SHALL PROVIDE ALL PIPING AND SAMPLING TEES.
10. ANGLES AND FASTENERS SHALL BE STAINLESS STEEL.
11. GRAY WATER ONLY. BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER.
12. IF KNOCKOUTS ARE NOT PRESENT, THEN PIPE OPENING SHALL BE CORE-DRILLED. PIPE OPENINGS SHALL BE 2" LARGER THAN THE PIPE DIAMETER.
13. PIPE CONNECTIONS TO VAULT SHALL BE WITH KOR-N-SEAL OR APPROVED EQUAL FOR CORE-DRILLED OPENINGS, OR SAND COLLAR FOR KNOCKOUT OPENINGS. SEAL ALL PIPE CONNECTION WITH NONSHRINK GROUT.
14. LOCATE VAULT WITHIN 20 FEET OF DRIVE FOR ACCESS BY MAINTENANCE VEHICLES.
15. PVC INSPECTION AND SAMPLING TEES SHALL BE THE SAME SIZE AS THE OUTLET PIPE FOR 6" OUTLETS OR GREATER. USE 6" PVC TEE WHERE OUTLET PIPE SIZE IS LESS THAN 6". DIVISION X CONTRACTOR TO PROVIDE CASKETED CAP ON TOP OF THE SAMPLING TEE.
16. DIVISION X CONTRACTOR TO PROVIDE RISERS BELOW ACCESS OPENINGS TO ALLOW CLEAR ACCESS TO RISER AND VAULT CHAMBER. COORDINATE WITH INVERT ELEVATIONS AND CIVIL DRAWINGS.
17. DIVISION X CONTRACTOR TO PROVIDE EXTENSIONS SO COVER IS FLUSH WITH FINISHED GRADE.

GRAVITY GREASE INTERCEPTOR SIZING

TAG	FIXTURE	QTY	CW PIPE SIZE IN	DIRECT DRAIN IN	INDIRECT DRAIN IN	FIXTURE DFU	DFU TOTAL	FLOW GPM	ADD CAPACITY GAL	NOTES
4	HAND SINK	2	1/2	1-1/2	-	1	2	-	-	1
9	WORK TABLE W SINKS / FLOOR SINK	1	1/2	-	1-1/2	3	3			1
11	ICE MACHINE/FLOOR TROUGH	1	1/2	4	-	4	4	-	-	2
20	DISH MACHINE W/ BOOSTER HEATER / FLOOR SINK	1	1/2	-	2	4	4			1
26	POT SINK W 3/4" FAUCETS / FLOOR SINK	1	3/4	-	1-1/2	3	3			1
29	WASTE COLLECTOR	1	3/4	2	-	4	4	-	-	1
37	COMBI OVEN / FLOOR SINK	1	3/4	-	1-1/2	3	3			1
39	COMBI OVEN / FLOOR SINK	1	3/4	-	1-1/2	3	3			1
50	UNIT COOLER / FLOOR SINK	1	-	-	1	1	1	-	-	2
53	UNIT FREEZER / FLOOR SINK	1	-	-	1	1	1	-	-	2
	EYEWASH STATION	1	1/2		1-1/4	-	-	8	240	3
-	FLOOR DRAIN	6	-	4		2	12	-	-	1
TOTAL							40		240	

REQUIRED INTERCEPTOR SIZE BASED ON DFU'S AND 2012 UPC TABLE 1014.3.6	1,250	GAL
ADDITIONAL CAPACITY BASED ON GPM	240	GAL
REQUIRED INTERCEPTOR SIZE	**1,500**	**GAL**

NOTES:

1) DFU'S ARE BASED ON 2012 UPC TABLE 702.1.
2) DFU'S ARE BASED ON 2012 UPC TABLE 702.2(a).
3) ADDITIONAL INTERCEPTOR CAPACITY BASED ON KNOWN FIXTURE GPM X 30 MINUTES.

Concrete Grease Interceptor Detail NTS 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

JEFF NOEL PETERSON STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO. C140318.01
FILE -
DRAWN CEC
CHECKED TBB
DATE 10/26/2016

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691

Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
UTILITY DETAILS

SHEET NUMBER
C5.22

10.26.16 10:36 CEC

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

Site Development For
BELLEVUE SCHOOL DISTRICT NO. 405
12300 Main Street, Bellevue, WA 98005
PERMIT SET
October 26, 2016

OWNER
BELLEVUE SCHOOL DISTRICT
12037 N.E. 5TH STREET
BELLEVUE, WA, 98005
(425) 456-4646 CONTACT: KYLE MCLEOD

ARCHITECT
BLRB ARCHITECTS
1250 PACIFIC AVENUE, SUITE 700
TACOMA, WA 98402
(253) 627-5599 CONTACT: RON HARPEL

ENGINEER
COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 CONTACT: TIM BROCKWAY

SURVEYOR
PARAMETRIX
719 2ND AVENUE, SUITE 200
SEATTLE, WA 98104
(206) 394-3700 CONTACT: ROBERT PUSEY

LEGAL DESCRIPTION
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 20 FEET;

EXCEPT THE SOUTH 30 FEET FOR ROADS;

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN STREET EXTENSION AS SHOWN ON KING COUNTY ASSESSORS MAP.

EXCEPT THAT PORTION CONVEYED TO CITY OF BELLEVUE RECORDED FEBRUARY 16, 1995 UNDER RECORDING NO. 9502160926.

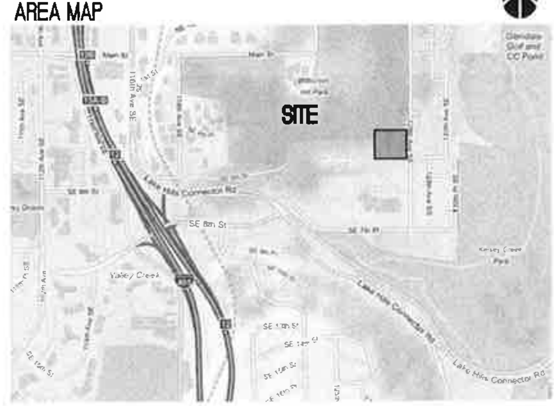
DATUM
VERTICAL DATUM, NAVD 88:
HELD CITY OF BELLEVUE BENCHMARKS: BM#137 AND BM#665

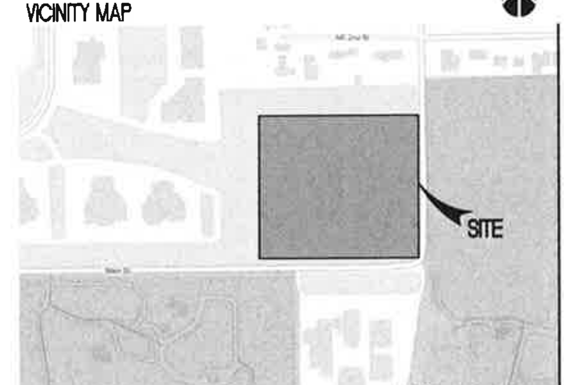
HORIZONTAL DATUM:
GRID NORTH, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD83(NSRS2007)
HELD CITY OF BELLEVUE MONUMENTS: HORIZONTAL STATIONS 0080 AND 1661

BENCHMARK
TOP OF MON IN CASE @ SE 16TH ST, COB CP NO. 0466
ELEV = 263.84

SITE INFORMATION
PARCEL NUMBER: 332505-9019
SITE AREA: 406,727± SQ FT OR 9.34± ACRES
DISTURBED AREA = 277,289± SQ FT OR 6.37± ACRES

SHEET INDEX

AREA MAP


VICINITY MAP


GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691

Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: COVER SHEET

SHEET NUMBER: C0.00

General Demolition Notes

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND/OR PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND/OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS, OR AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
3. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PURVEYOR, AND CITY OR STATE RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S OWN EXPENSE.
5. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED AND/OR ABANDONED HAVE BEEN DISCONNECTED.
6. ERECT BARRIERS, SHORING AND THE LIKE TO PROTECT PERSONNEL, CONSTRUCTION AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
7. DO NOT SHUT OFF OR CAP UTILITIES WITHOUT PRIOR NOTICE. COORDINATE WORK WITH LOCAL UTILITY PURVEYORS.
8. MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES: ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND ADJACENT FACILITIES; DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; MAINTAIN FIRE ACCESS ALONG ACCESS ROAD AT ALL TIMES; MEET ALL APPLICABLE CODES AND ORDINANCES.
9. PROTECT FROM HARM ANY TREES, OR OTHER OBJECTS SELECTED TO REMAIN.
10. RESTORE ANY IMPROVEMENTS DAMAGED BY THIS WORK TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER. REPAIR ANY DAMAGE TO ADJACENT STRUCTURES, UTILITIES, SITE, AND WORK OF THIS CONTRACT TO REMAIN AT NO ADDITIONAL COST TO OWNER.
11. NO BLASTING ON SITE. DO NOT USE EXPLOSIVES.
12. SPRINKLE DEBRIS W/ WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICABLE LEVEL. DO NOT SPRINKLE TO EXTENT CAUSING FLOODING, CONTAMINATED RUNOFF OR ICING.
13. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CARE SHALL BE TAKEN THAT DAMAGE DOES NOT OCCUR TO EXISTING PAVEMENT WHICH IS TO REMAIN IN PLACE AND THAT ALL PAVEMENT REMOVALS ARE ACCOMPLISHED BY MAKING A NEAT VERTICAL SAW CUT AT THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE AND LOCATION STAKES, INCLUDING OFFSETS AND GENERAL CONSTRUCTION STAKING. WHEN WORK REQUIRING CONTROL IS BEING PERFORMED, ALL NECESSARY RELATED EQUIPMENT, SUPPLIES AND INSTRUMENTS SHALL BE ON SITE. A QUALIFIED LAYOUT ENGINEER, SURVEYOR, OR TECHNICAL SPECIALIST MUST BE ASSIGNED TO THE CONTRACTOR'S CREW FOR THIS WORK. THIS EQUIPMENT AND PERSONNEL MUST BE AVAILABLE, AT NO ADDITIONAL COST, TO OWNER FOR THE PURPOSE OF VERIFYING LAYOUT AND CERTIFYING THE ACCURACY OF WORK ON THE SITE.
15. TRAFFIC: DO NOT OBSTRUCT WALKS OR PUBLIC WAYS WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER. WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES IF REQUIRED.
16. THE REFUSE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, SHOVED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM OR BODY OF WATER, WETLAND, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT.
17. COMPLETELY REMOVE ALL GROWTH INCLUDING COMPLETE ROOT SYSTEMS OF SHRUBS, HERBACEOUS WEEDS AND GRASSES, WITHIN THE LIMITS OF CLEARING AS NECESSARY FOR CONSTRUCTION.
18. CAP AND ABANDON EX SS MAIN. PROVIDE TEMPORARY CAP PER 'GENERAL SANITARY SEWER NOTES' #8.

City of Belleuve Grading Construction Notes

1. CONSTRUCTION NOISE NOTES:
   CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

   A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATIONS HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PERVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:
   CONSTRUCTION-RELATED NOISE IS ALLOWED:
   7 AM TO 6 PM ON WEEKDAYS
   9 AM TO 6 PM ON SATURDAYS

   CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:
   OUTSIDE OF ALLOWABLE HOURS
   LEGAL HOLIDAYS
   SUNDAYS
2. MOBILIZATION/STOCKPILE AREA NOTES:
   ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE PCD INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY DUMPING.
3. FOUNDATION INSTALLATION AFTER UTILITIES AND ATB COMPLETION:
   FOR WORK IN THE WET WEATHER SEASON, ALL UTILITY INSTALLATIONS MUST BE COMPLETED AND ATB IN PLACE PRIOR TO THE COMMENCEMENT OF ANY FOUNDATION WORK FOR THE BUILDINGS.
4. DESIGN CHANGES AFTER PERMIT ISSUANCE:
   IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

Clearing and Grading General Notes

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

City of Bellevue Geotechnical Notes

THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ONSITE DURING CRITICAL EARTHWORK OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS AND FILL AREAS. IN ADDITION, THE ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE DPCD INSPECTOR FOR SOILS VERIFICATION AND FOUNDATION CONSTRUCTION. ALL EARTHWORK SHOULD BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

THE GEOTECHNICAL ENGINEER MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING. IN ADDITION, THE FOLLOWING CONSTRUCTION STAGES MUST BE INSPECTED, MONITORED, AND TESTED AS NECESSARY BY THE ENGINEER OF RECORD:

1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS.
2. CUT SLOPES OVER FOUR FEET HIGH.
3. BENCHING FOR FILL TO BE PLACED ON SLOPES.
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT.
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROCKERIES.
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES.
8. UTILITY TRENCH BEDDING AND BACKFILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
9. UTILITIES ON STEEP SLOPES; SLOPE ANCHORS, AND/OR BACKFILL SLOPE STABILIZATION.
10. ANY UNUSUAL SEEPAGE, SLOPE, OR SUB-GRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD.

AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.

Transportation Department Construction Notes

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENTS. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
10. PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
11. THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
12. ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT 425-452-2741 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
16. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
17. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
18. THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE.
20. THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
21. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
22. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.

See Turbidity Monitoring Notes

SEE DETAIL 12/C1.10

Conditions of Approval for Rainy Season Clearing and Grading

1. A TEMPORARY SEDIMENT FACILITY MUST BE CONSTRUCTED FOR SEDIMENT CONTROL OF SITE SURFACE WATER.
2. A SERIES OF SEDIMENT (BAKER OR RAIN-FOR-RENT) TANKS OR TEMPORARY FILTER VAULTS MUST BE USED FOR SEDIMENT CONTROL OF SITE SURFACE WATER IF SEDIMENT FACILITY PROVE INSUFFICIENT.
3. EROSION CONTROL BLANKETS OR MATS MUST BE PLACED OVER EXPOSED SOILS.
4. PERFORMANCE MONITORING IS REQUIRED TO DETERMINE COMPLIANCE WITH STATE WATER QUALITY STANDARDS. MONITORING REPORTS MUST BE GIVEN OR FAXED DAILY TO THE CLEARING & GRADING INSPECTOR 425-452-4101.
5. CLEARING AND GRADING WORK AND HAULING MUST BE STOPPED DURING PERIODS OF RAIN THAT PRODUCE RUNOFF ON PAVED AREAS.
6. THE CONTRACTOR SHALL KEEP A SWEEPER ON SITE DURING EARTHWORK TO REMOVE SOIL THAT AS BEEN TRACKED ONTO PAVED AREAS AS A RESULT OF CONSTRUCTION.
7. CATCH BASIN INSERTS MUST BE INSTALLED ON CATCH BASINS IMMEDIATELY DOWNSTREAM FROM THE SITE.
8. TRENCHES MUST BE BACKFILLED AT THE END OF EACH WORKING DAY.
9. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY.
10. AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS, SUCH AS PLASTIC SHEETING, STRAW BALES, SAND BAGS, CATCH BASIN INSERTS, PUMPS, ETC MUST BE MAINTAINED ON SITE.
11. SOIL STOCKPILES AND MATERIALS FROM TRENCH EXCAVATIONS MUST NOT BE PLACED DIRECTLY ON PAVED AREAS.
12. EROSION CONTROL BMPS MUST BE MAINTAINED THROUGHOUT THE WET SEASON AND ADDITIONAL BMPS MUST BE INSTALLED IF THE INITIALLY IMPLEMENTED BMPS DO NOT ADEQUATELY CONTROL EROSION AND SEDIMENTATION.
13. ON-SITE DRIVING SURFACES MUST BE COVERED WITH ATB.
14. IF PCD ISSUES THREE STOP WORK ORDERS OR CORRECTION NOTICES FOR INSUFFICIENT EROSION AND SEDIMENTATION CONTROL, THE CLEARING AND GRADING PERMIT WILL BE SUSPENDED UNTIL THE DRY SEASON (MAY 1 THROUGH SEPTEMBER 30).
15. RIMS OF PROPOSED STORMWATER COLLECTION STRUCTURES SHALL BE TEMPORARILY PLACED AT THE CONSTRUCTION PAVING ELEVATION. RIMS SHALL BE RAISED TO THE PROPOSED (FINAL) GRADE PRIOR TO PLACING THE FINAL PAVING LIFT.

Construction Sequence

1. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY APPROVED UNDER THIS PERMIT, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF BELLEVUE, CLEAR & GRADE INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES THAT MAY BE EFFECTED BY THE PROPOSED CONSTRUCTION. THE ONE CALL NUMBER IS 800-424-5555.
3. IDENTIFY EXISTING UTILITY SERVICES TO REMAIN DURING CONSTRUCTION.
4. VERIFY GRADES PRIOR TO CONSTRUCTION. FLAG CLEARING LIMITS.
5. INSTALL TEMPORARY PERIMETER CONSTRUCTION FENCING.
6. INSTALL TREE PROTECTION.
7. INSTALL TESC MEASURES. INCLUDING SILT FENCES, SEDIMENT CONTROL STRUCTURES, INTERCEPTOR SWALES, AND ROCK CONSTRUCTION EXITS.
8. BEGIN DEMOLITION ACTIVITIES. REMOVE OR ABANDON IN-PLACE EXISTING UTILITIES IN ACCORDANCE WITH COB REQUIREMENTS. SEE GENERAL SANITARY SEWER NOTE #24 AND GENERAL WATER NOTE #19.
9. INSTALL NEW WATER MAIN. SEE "WATER MAIN CONSTRUCTION SEQUENCE" ON SHEET C5.00.
10. INSTALL DETENTION VAULT. DISCHARGE CONSTRUCTION RUNOFF TO VAULT. SEE NPEDS REQUIREMENTS FOR DISCHARGING CONSTRUCTION RUNOFF.
11. CLEAR AND GRUB AREAS OF THE SITE TO BE GRADED.
12. REMOVE UNSUITABLE BEARING MATERIAL AS REQUIRED.
13. GRADE AND PLACE ACCEPTABLE FILL AS REQUIRED AND COMPACT SUB-GRADE AS INDICATED ON THE DRAWING.
14. INSTALL STORM CONVEYANCE SYSTEM. DIRECT ALL SURFACE WATER TO THE PROPOSED CATCH BASIN. NO UNCONTROLLED SURFACE WATER SHALL BE ALLOWED TO LEAVE THE SITE AT ANY TIME DURING THE GRADING OPERATIONS. USE CATCH BASIN SEDIMENT FILTERS TO CAPTURE SEDIMENT PRIOR TO DISCHARGE.
15. INSTALL ASPHALT TREATED BASE (ATB) CONSTRUCTION WORKING SURFACE.
16. INSTALL NEW UTILITIES. FINISH GRADING SITE. CONSTRUCT ASPHALT PAVING AREAS, ACCESS DRIVES, SIDEWALKS, CURBS, AND GUTTERS AFTER BUILDING PERMIT IS ISSUED.
17. COMPLETE STABILIZATION IN ACCORDANCE WITH LANDSCAPE PLANS.
18. REMOVE EXCESS EXCAVATED MATERIALS, TRASH DEBRIS, AND WASTE MATERIALS, DISPOSE OF IN AN AUTHORIZED LOCATION AT NO COST TO THE OWNER.
19. CLEAN STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS. CLEAN DETENTION VAULT. INSTALL MEDIA IN WATER QUALITY VAULT.
20. EXCAVATE AND INSTALL RAIN GARDENS INCLUDING PLANTINGS, SOIL, ETC.
21. MAINTAIN TEMPORARY EROSION CONTROL FACILITIES UNTIL SITE IS COMPLETELY STABILIZED. REMOVE TESC FACILITIES AND ALL APPURTENANCES WHEN SITE IS STABILIZED AT THE COMPLETION OF CONSTRUCTION.

Tree Retention Notes

A 6' HIGH TEMPORARY CHAIN LINK FENCE MUST BE PLACED AT THE DRIP LINE OF TREES FOUR BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF EARTHWORK. NOTIFY THE COB CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TRESS AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED AS INDICATED ON THE APPROVED CLEARING AND GRADING PLAN.

NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE THE LIMITS OF THE TEMPORARY TREE PROTECTION FENCING. ONLY LIMITED INTRUSIONS INTO THE TREE DRIP ZONES WILL BE ALLOWED AS SHOWN ON THE APPROVED PLANS. FILLING, EXCAVATING, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY.

ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION WILL BE TREATED IN THE FOLLOWING WAY: FOR DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVINGS TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.

GRID G-7 | 33-25-5 | 16-126938 UE

NO	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKER	TBB
DATE	10/26/2016

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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: C0.01

City of Bellevue General Sewer Notes

1. ALL WORK SHALL CONFORM TO THE 2016 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4'-15') OR ASTM F-679 (18'-27'). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN. THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:

    REMOTE-FOCUS STATIONARY LENS CAMERAS;
    ROTATING LENS CAMERAS; OR
    PAN-AND-TILT CAMERAS.

    THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PER-INCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

City of Bellevue General Water Notes

1. ALL WORK SHALL CONFORM TO THE 2016 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1%%% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE.
14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
15. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W5-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)

    A. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, CC THREADED SADDLE AND A CC THREAD BRASS PLUG, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).

    B. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.

    C. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.

    D. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.
20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

Storm Drainage General Notes

1. ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4' - 15') OR ASTM F-679 (18'-27'). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
27. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF
38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
39. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 38936

CPL NO.: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

COUGHLIN PORTER LUNDEEN
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801 SECOND AVENUE - SUITE 900
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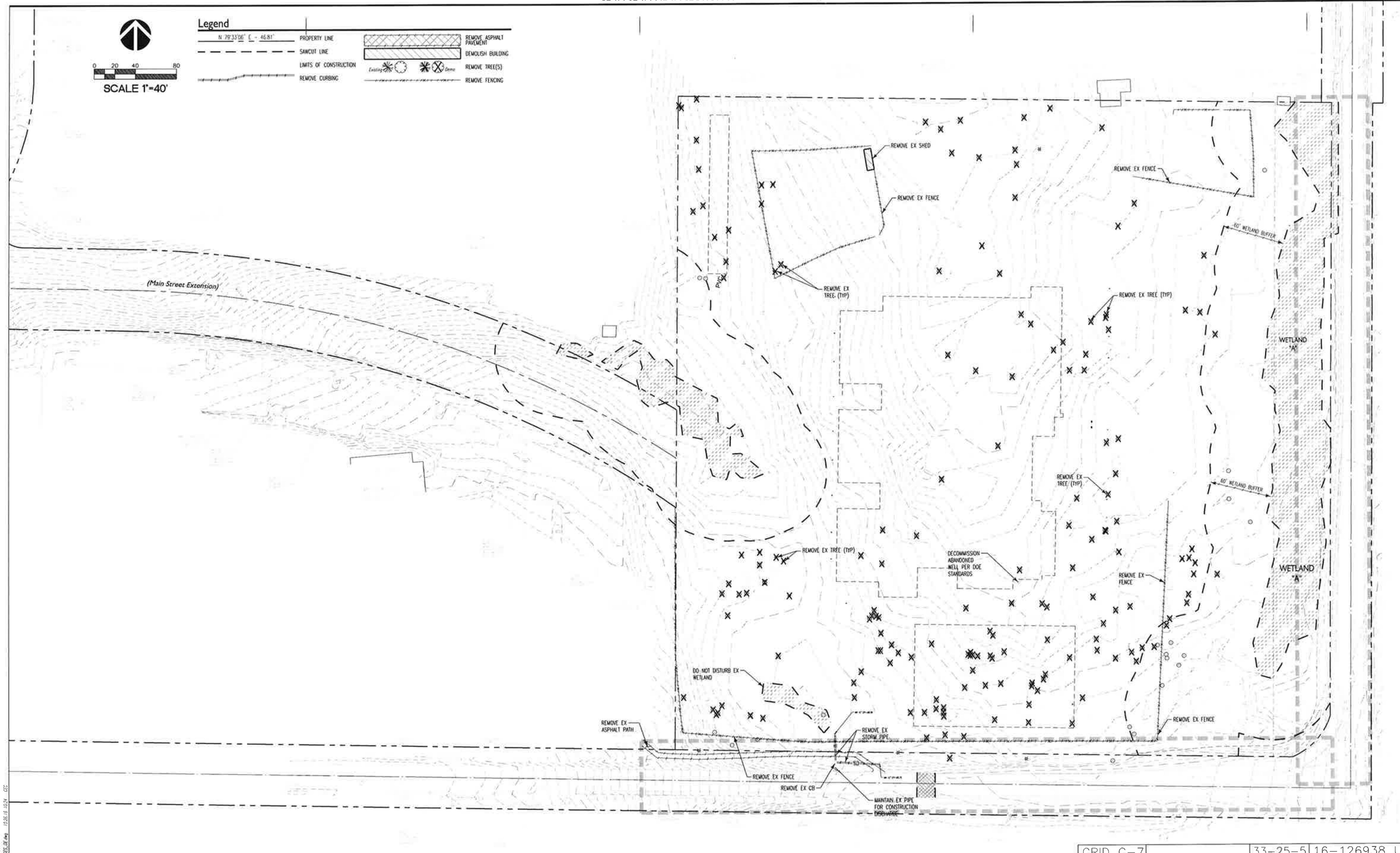
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: C0.02

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.


SCALE 1"=40'
0 20 40 80
Legend
N 79°33'06" E - 46.81'
PROPERTY LINE
SAWCUT LINE
LIMITS OF CONSTRUCTION
REMOVE CURBING
REMOVE ASPHALT PAVEMENT
DEMOLISH BUILDING
Existing
Demo
REMOVE TREE(S)
REMOVE FENCING
(Main Street Extension)
REMOVE EX SHED
REMOVE EX FENCE
REMOVE EX TREE (TYP)
REMOVE EX FENCE
REMOVE EX TREE (TYP)
60' WETLAND BUFFER
WETLAND "A"
REMOVE EX TREE (TYP)
60' WETLAND BUFFER
WETLAND "A"
REMOVE EX TREE (TYP)
DECOMMISSION ABANDONED WELL PER DOE STANDARDS
REMOVE EX FENCE
DO NOT DISTURB EX WETLAND
REMOVE EX ASPHALT PATH
REMOVE EX STORM PIPE
REMOVE EX FENCE
REMOVE EX CB
MAINTAIN EX PIPE FOR CONSTRUCTION DISCHARGE
REMOVE EX FENCE
GRID G-7
33-25-5
16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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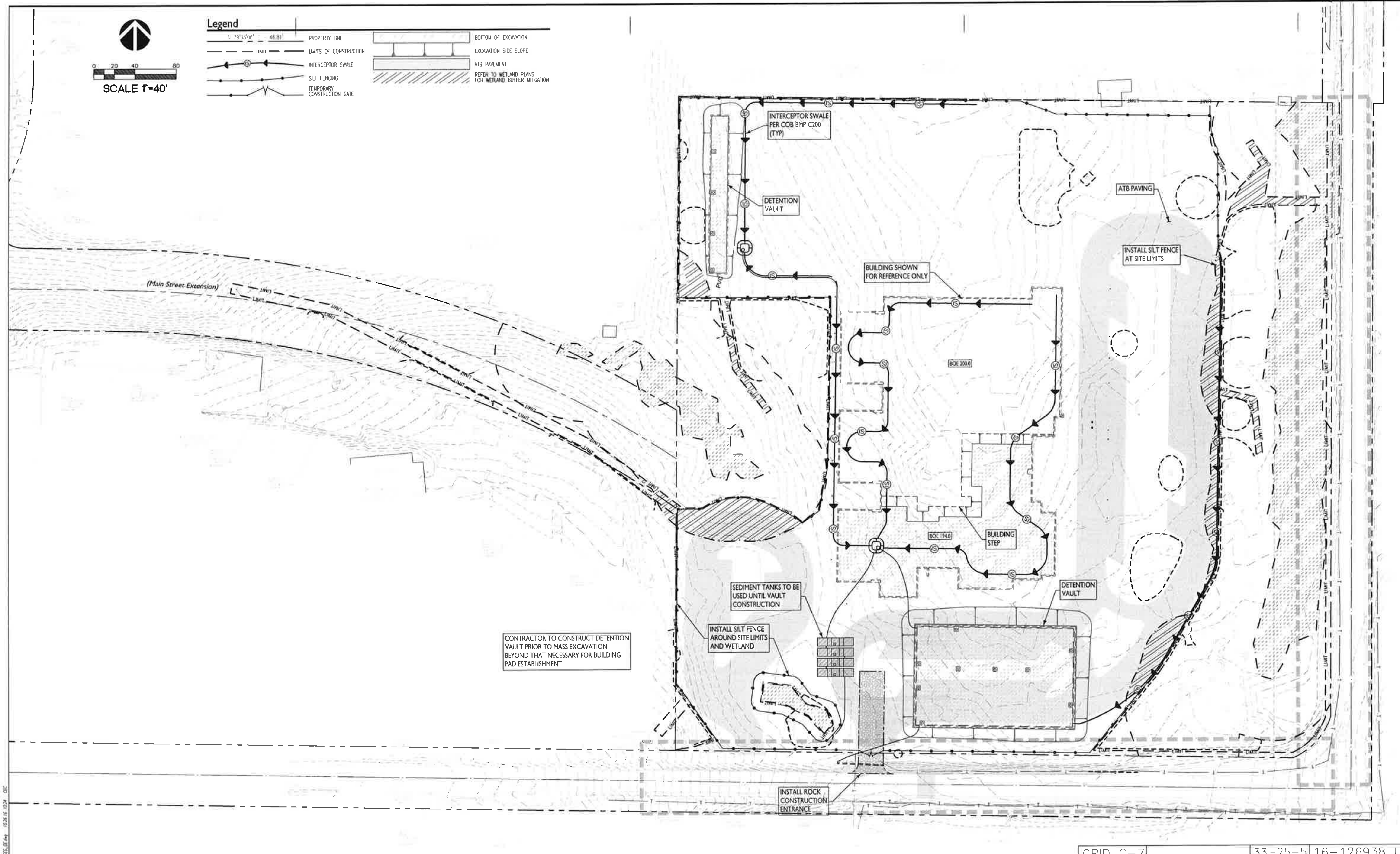
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
OVERALL DEMOLITION PLAN

SHEET NUMBER
C1.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO:	C140318.01
FILE:	-
DRAWN:	CEC
CHECKED:	TBB
DATE:	10/26/2016

COUGHLIN PORTER LUNDEEN
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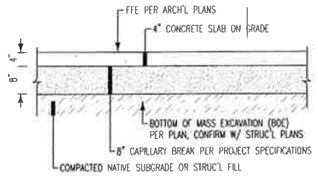
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
OVERALL TESC PLAN

SHEET NUMBER:
C2.00

Legend

- N 79°33'06" E – 46.81' — PROPERTY LINE
- LIMIT — LIMITS OF CONSTRUCTION
- INTERCEPTOR SWALE
- SILT FENCING
- TEMPORARY CONSTRUCTION GATE
- BOTTOM OF EXCAVATION
- EXCAVATION SIDE SLOPE
- ATB PAVEMENT
- REFER TO WETLAND PLANS FOR WETLAND BUFFER MITIGATION



Bottom Of Mass Excavation (B.O.E.)

* NOT TO SCALE
* DOES NOT APPLY TO MAT FOOTING

0 10 20 40

SCALE 1"=20'

INSTALL SITE CONSTRUCTION FENCE AROUND PERIMETER OF CONSTRUCTION

DETENTION VAULT AND EXCAVATION LAYBACK

SEDIMENT TRAP WITH 55 GALLON DRUM AND SUMP PER COB BMP C240. CONTRACTOR TO RELOCATE AS NEEDED FOR CONSTRUCTION SEQUENCE.

HIGH POINT OF DITCHES

PVC

DISCHARGE TO INTERCEPTOR SWALE

BUILDING OUTLINE SHOWN FOR REFERENCE ONLY

BOE 200.0

BUILDING PAD FOR NEW STRUCTURE

TREE PROTECTION PER COB BMP T101 (TYP)

INTERCEPTOR SWALE PER COB BMP C200 (TYP)

TREE PROTECTION PER COB BMP T101 (TYP)

SILT FENCE (TYP)

LIMIT OF CONSTRUCTION LINE (TYP)

INTERCEPTOR SWALE PER COB BMP C200 (TYP). CONTRACTOR TO RELOCATE AS NEEDED FOR CONSTRUCTION SEQUENCE.

See Sheet Cx.02

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PERSON — STATE OF WASHINGTON — 24936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

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Bellevue School District

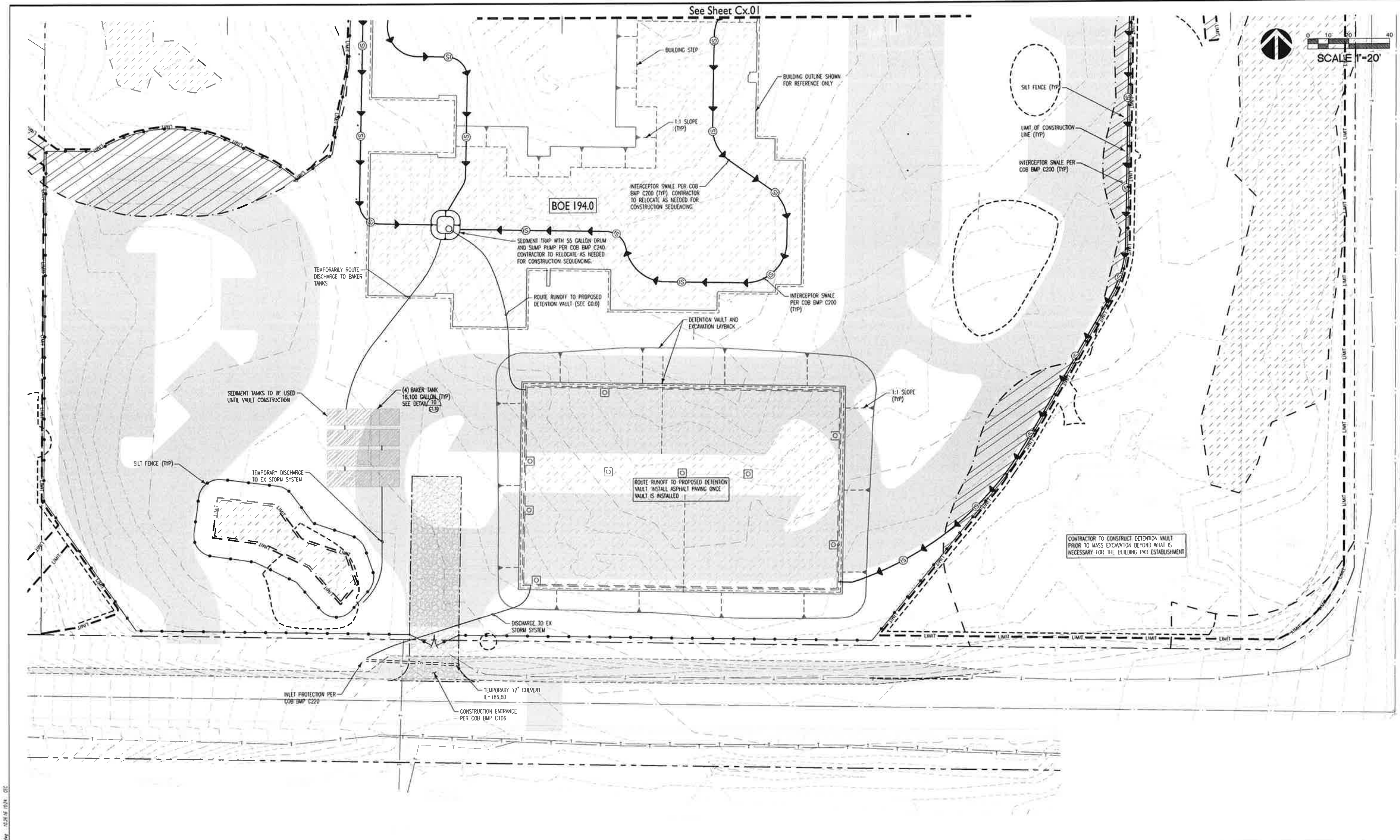
WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: TESC PLAN NORTH

SHEET NUMBER: C2.01

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON, STATE OF WASHINGTON, 36930, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO. C140318.01
FILE -
DRAWN CEC
CHECKED TBB
DATE 10/26/2016

COUGHLIN PORTER LUNDEEN
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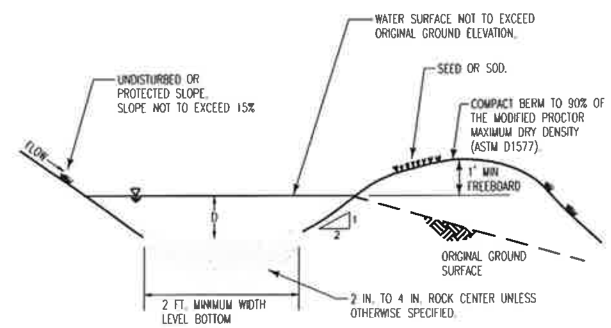
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
TESC PLAN SOUTH

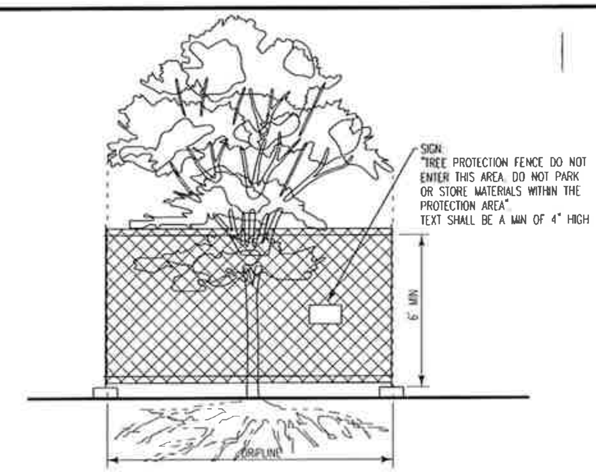
SHEET NUMBER
C2.02



NOTES:

1. SEE DETAIL 11/C1.10 FOR CHECK DAM REQUIREMENTS
2. DIMENSIONS: 1 FT. MINIMUM DEPTH (D) BY 2 FT. MINIMUM BOTTOM WIDTH.
3. SWALE GRADES SHOULD NOT EXCEED 5%. SIDE SLOPES SHOULD BE 2:1 OR LESS.
4. OUTLET SHALL CONSIST OF RIPRAP DISCHARGING TO STABILIZED OUTLET, SEDIMENT POND OR LEVEL SPREADER.
5. IF DESIGNED AS A PERMANENT DRAINAGE FEATURE, MAY BE USED IN COMBINATION WITH INTERCEPTOR DRAIN. SEE DETAIL EC-11.

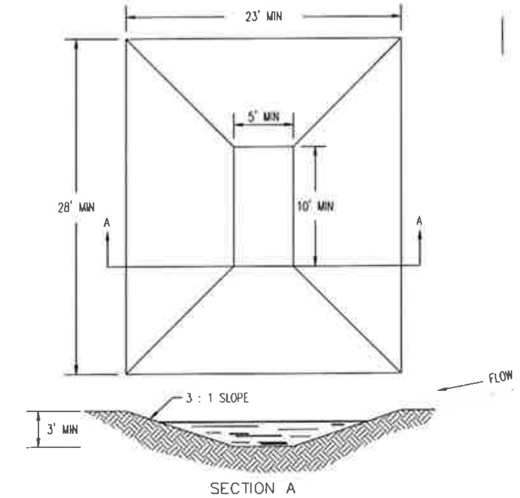
BMP C200
Interceptor Swale 1



NOTES:

1. 6-FT. HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. DO NOT DRIVE POSTS OR STAKES INTO ROOTS.
2. FOR ROOTS OVER 1-IN DIA. THAT ARE DAMAGED DURING CONSTRUCTION, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND SHALL BE COVERED WITH SOIL WITHIN FOUR HOURS.
3. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

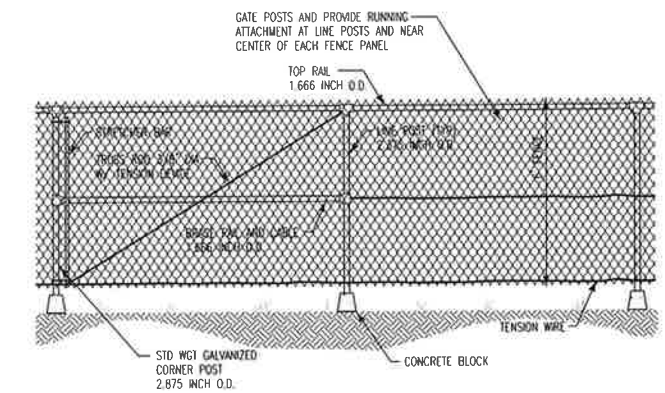
BMP T101
Tree Protection 2



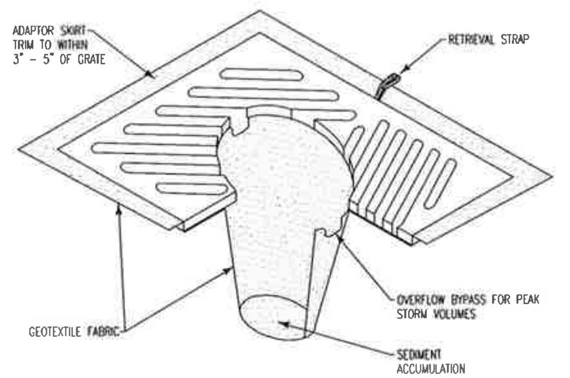
NOTES:

1. INSTALL ADJACENT AND DOWNGRADIENT OF TEMPORARY CONSTRUCTION EXIT OR SINGLE FAMILY DRIVEWAY AND AS CLOSE TO PAVED DRIVING SURFACE AS POSSIBLE.
2. MORE TRUCK TRAFFIC MAY REQUIRE A LARGER AREA.
3. FOR SINGLE FAMILY APPLICATIONS, MINIMUM BOTTOM DIMENSIONS MAY BE REDUCED TO 6 FT. X 3 FT

BMP C106
Truck Wheel Wash 3



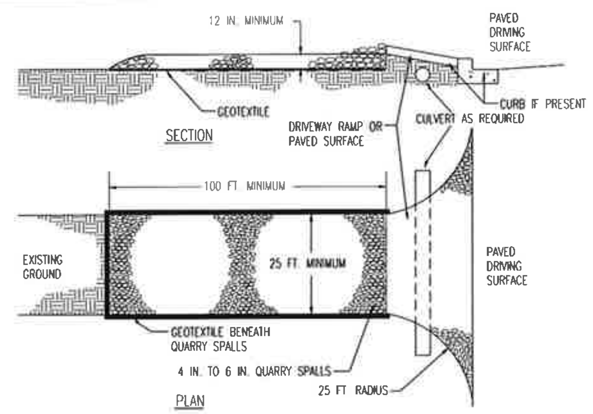
BMP C103
Temporary Construction Fence 4



NOTES:

1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

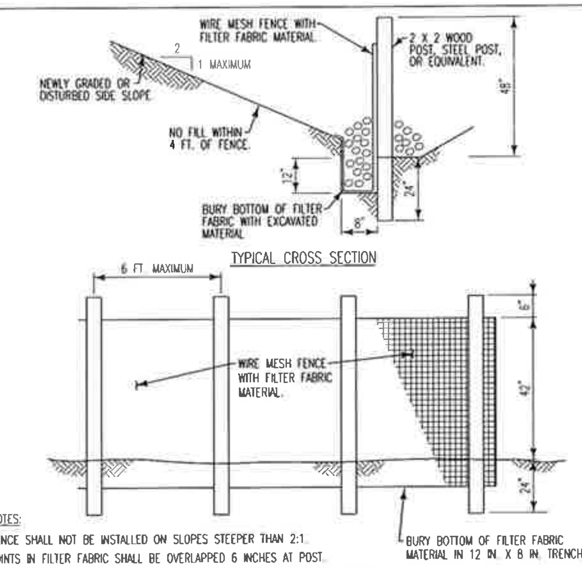
BMP C220
Catch Basin Sediment Filter 6



NOTES:

1. PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
2. PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
3. PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
4. MINIMUM DIMENSIONS MAY BE MODIFIED AS REQUIRED BY SITE CONDITIONS UPON APPROVAL OF THE CITY CLEARING AND GRADING INSPECTOR.

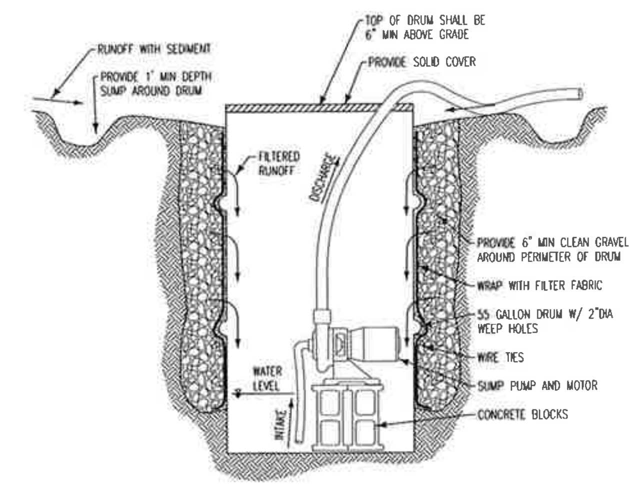
BMP C105
Temporary Construction Exit 6



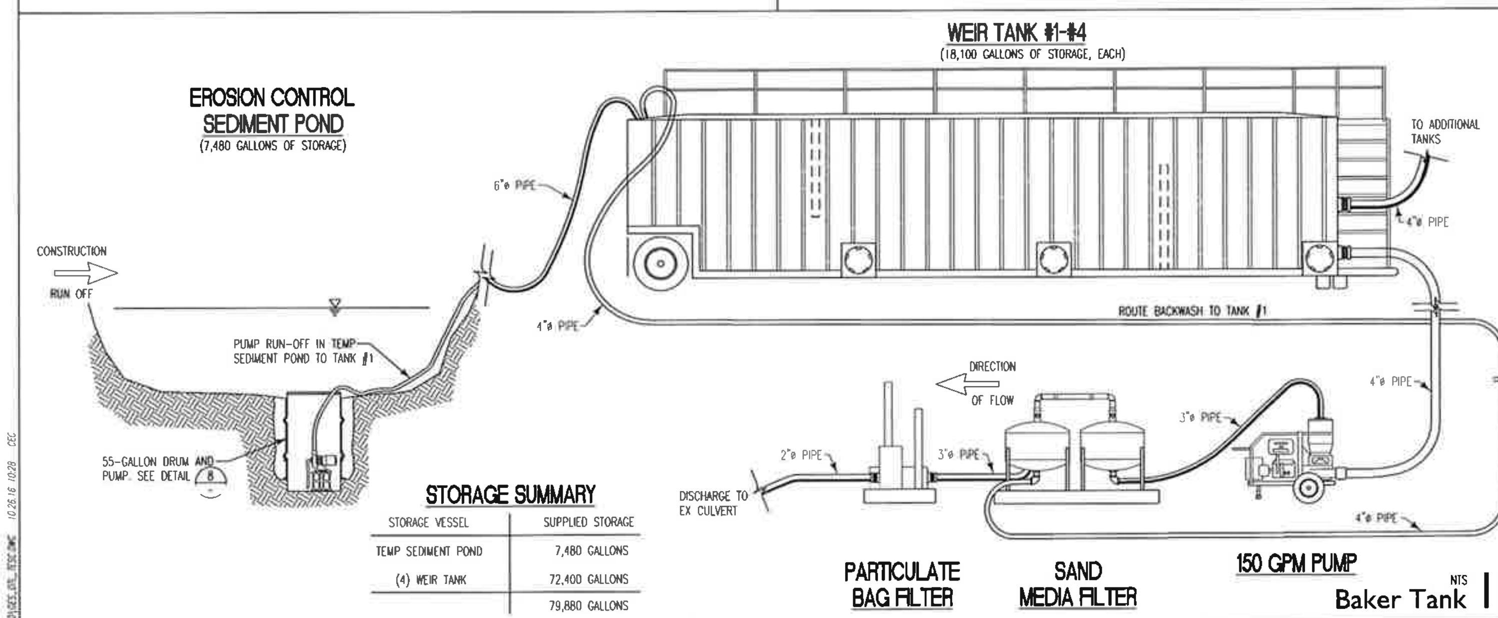
NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
2. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO WIRE FENCE.
4. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

BMP C233
Reinforced Silt Fence 7



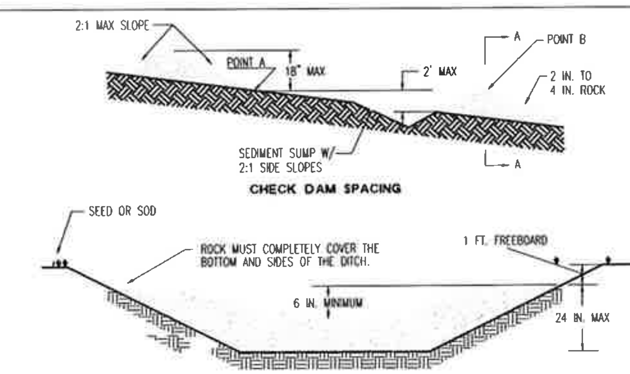
BMP C240
Moveable 55 Gallon Drum And Pump Detail 8



STORAGE SUMMARY

STORAGE VESSEL	SUPPLIED STORAGE
TEMP SEDIMENT POND	7,480 GALLONS
(4) WEIR TANK	72,400 GALLONS
	79,880 GALLONS

NTS
Baker Tank 10



NOTES:

1. 50 FT MAXIMUM SPACING BETWEEN CHECK DAMS.
2. ANY SEDIMENT DEPOSTION OF MORE THAN 0.5 FT. IN DEPTH SHALL BE REMOVED SO THAT THE CHANNEL IS RESTORED TO ITS ORIGINAL DESIGN CAPACITY.
3. THE CHANNEL SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP, AN EROSION CONTROL BLANKET, OR A NET.
4. A 6-INCH SUMP SHALL BE PROVIDED IMMEDIATELY UPSTREAM OF CHECK DAM.
5. CHECK DAMS SHALL BE CONSTRUCTED SO THAT POINTS A AND B ARE OF EQUAL ELEVATION.
6. SANDBAG CHECK DAMS MAY BE SUBSTITUTED FOR ROCK CHECK DAMS AS APPROVED BY THE CLEARING AND GRADING INSPECTOR.

NTS
Rock Check Dam 11

NOTES:

1. HAULING MUST BE STOPPED DURING PERIODS OF HEAVY RAIN AS DETERMINED BY THE CITY INSPECTOR. THE CONTRACTOR SHALL SCHEDULE EARTHWORK ACTIVITIES TO MINIMIZE DISRUPTION OF CONSTRUCTION DUE TO ADVERSE WEATHER CONDITIONS.
2. THE CONTRACTOR SHALL MAINTAIN ON SITE AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS SUCH AS FILTER FENCE, PLASTIC SHEETING, CATCH BASIN PROTECTION, PUMPS ETC.
3. THE CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO THE TEMPORARY SEDIMENT POND AS INDICATED ON THE PLANS. CONSTRUCTION RUNOFF MUST MEET TURBIDITY REQUIREMENTS PRIOR TO DISCHARGE FROM THE SITE. THE STANDARD FOR TURBIDITY (INDIRECT MEASUREMENT OF THE AMOUNT OF SUSPENDED SEDIMENTS IN WATER) IS:

   25 NTU'S (NEPHELOMETRIC TURBIDITY UNIT'S)
   THE OWNERS REPRESENTATIVE SHALL TAKE READINGS TO DETERMINE THE TURBIDITY OF THE CONSTRUCTION RUNOFF. IN THE EVENT THE RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   1. INSURE ALL BMP'S REQUIRED IN THE DOCUMENTS ARE FUNCTIONING AS INTENDED.
   2. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   3. SAMPLE DISCHARGE DAILY UNTIL THE DISCHARGE IS 25 NTU'S OR LOWER.

4. IN THE EVENT THE CONSTRUCTION RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS, THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   1. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   2. PROVIDE ADDITIONAL SETTLEMENT SYSTEMS INCLUDING BUT NOT LIMITED TO: SETTLEMENT TANKS, PARTICULATE FILTERS, PUMP SYSTEMS ETC.
   3. ADD EROSION PREVENTION BMP'S.

5. PLASTIC COVERING MUST BE PLACED OVER EXPOSED SLOPES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.

IF THE CONTRACTOR CANNOT MEET THE TURBIDITY REQUIREMENTS AFTER INCREASING BMP'S AS SUGGESTED BY THE COB INSPECTOR AND ON-SITE EROSION CONTROL PROFESSIONAL, THE FOLLOWING STEPS CAN BE TAKEN TO DISCHARGE TURBID RUNOFF: DISCHARGE TURBID RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH DISCHARGING CONSTRUCTION RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH DISCHARGING RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL PROVIDE PUMPS AND PIPING REQUIRED TO DISCHARGE THE TURBID RUNOFF TO THE SANITARY SEWER. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THESE EFFORTS WITH THE CITY OF BELLEVUE INSPECTOR.

NTS
Turbidity Monitoring Notes 12

GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PETERSON · STATE OF WASHINGTON · REGISTERED PROFESSIONAL ENGINEER · NOT FOR CONSTRUCTION

CPL NO.: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

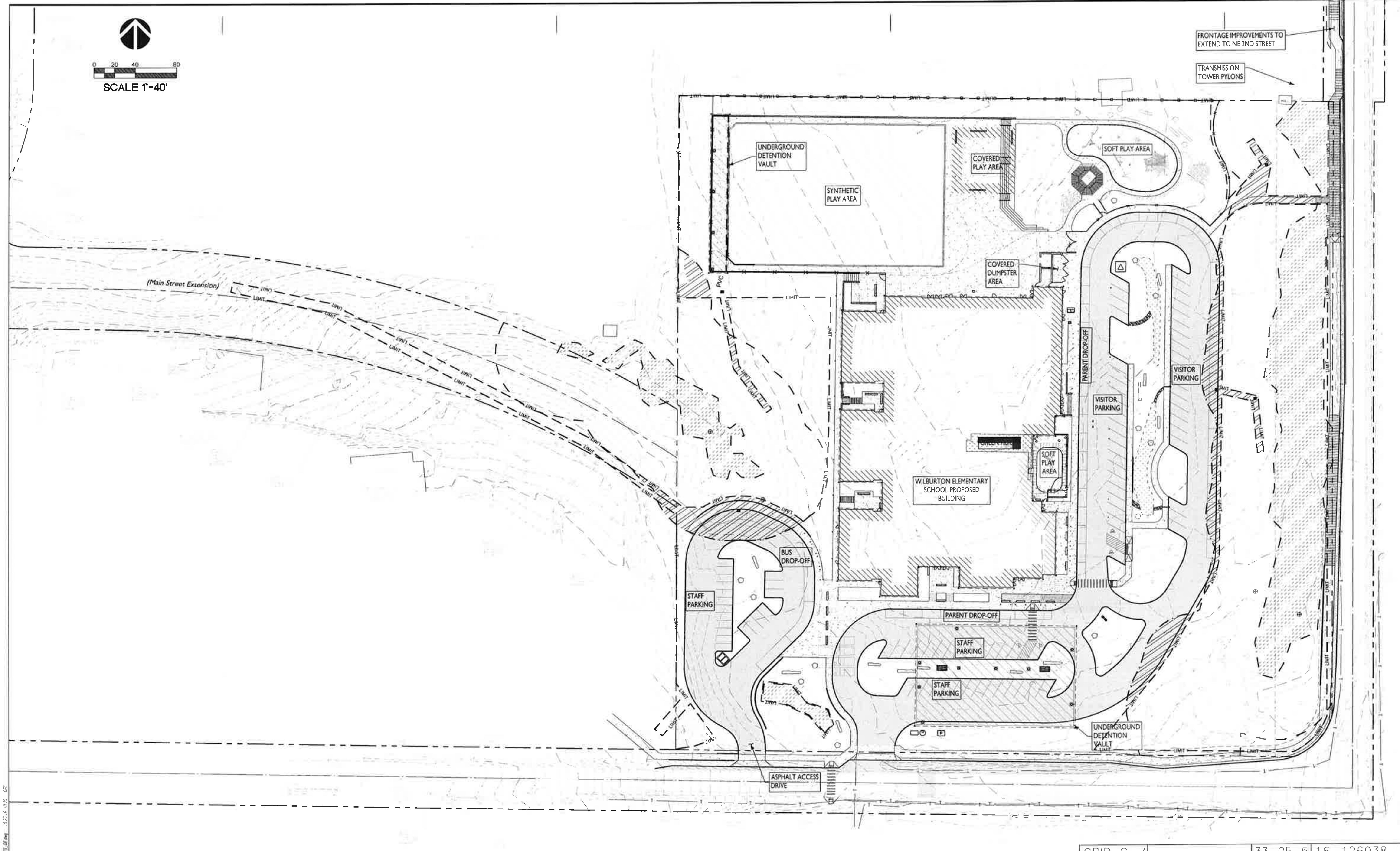
COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900
SEATTLE, WA 98104
P: 206/343-0460
F: 206/343-5691

Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: TESC DETAILS

SHEET NUMBER: **C2.20**

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO: C140318.01
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DATE: 10/26/2016

COUGHLINPORTER**LUNDEEN**
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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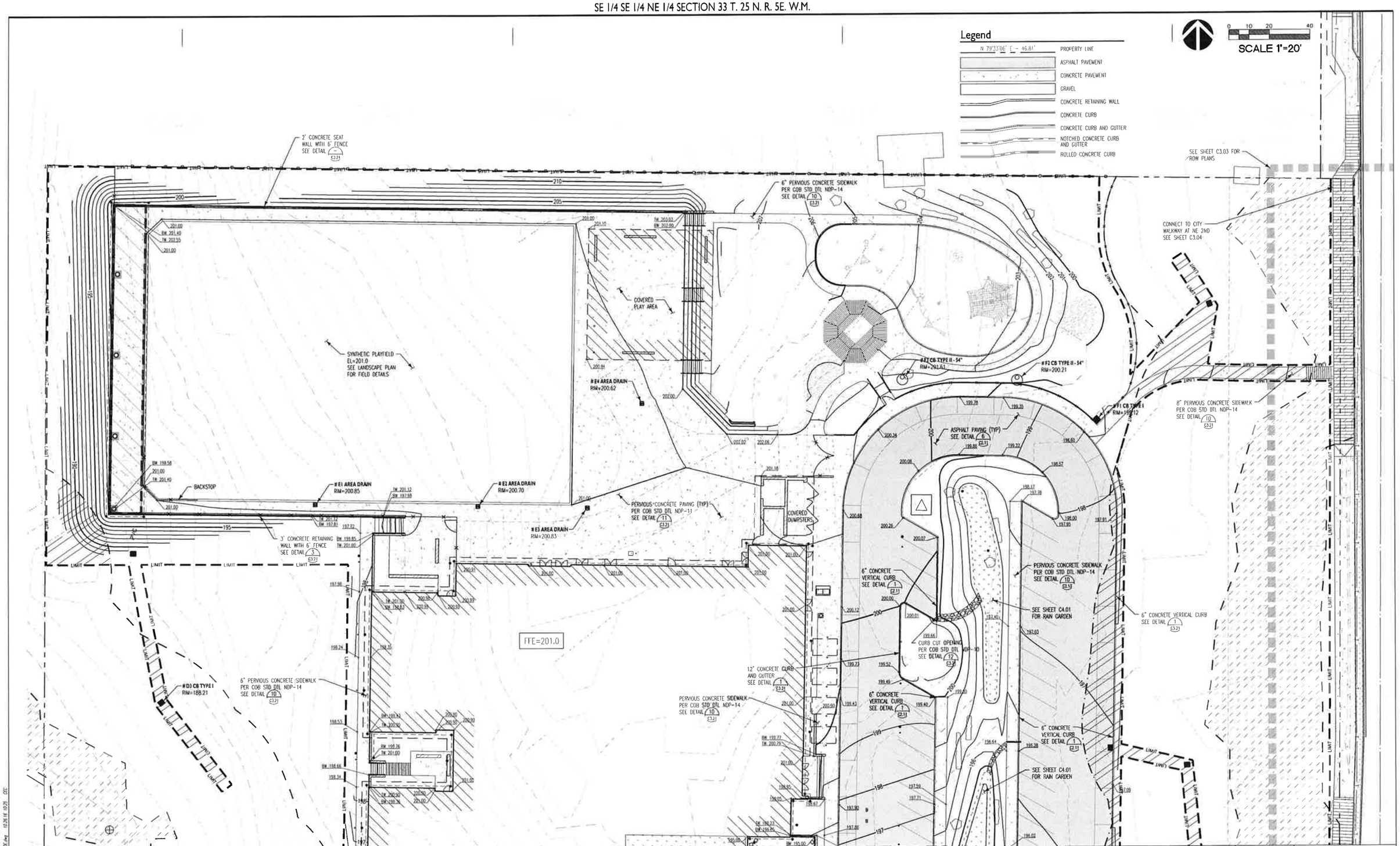
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
OVERALL GRADING AND PAVING PLAN

SHEET NUMBER
C3.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

KEY MAP

JEFF NOEL PATERSON — STATE OF WASHINGTON — 20936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO. C140318.01
FILE -
DRAWN CEC
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DATE 10/26/2016

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Bellevue School District

WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: GRADING AND PAVING PLAN NORTH

SHEET NUMBER: **C3.01**

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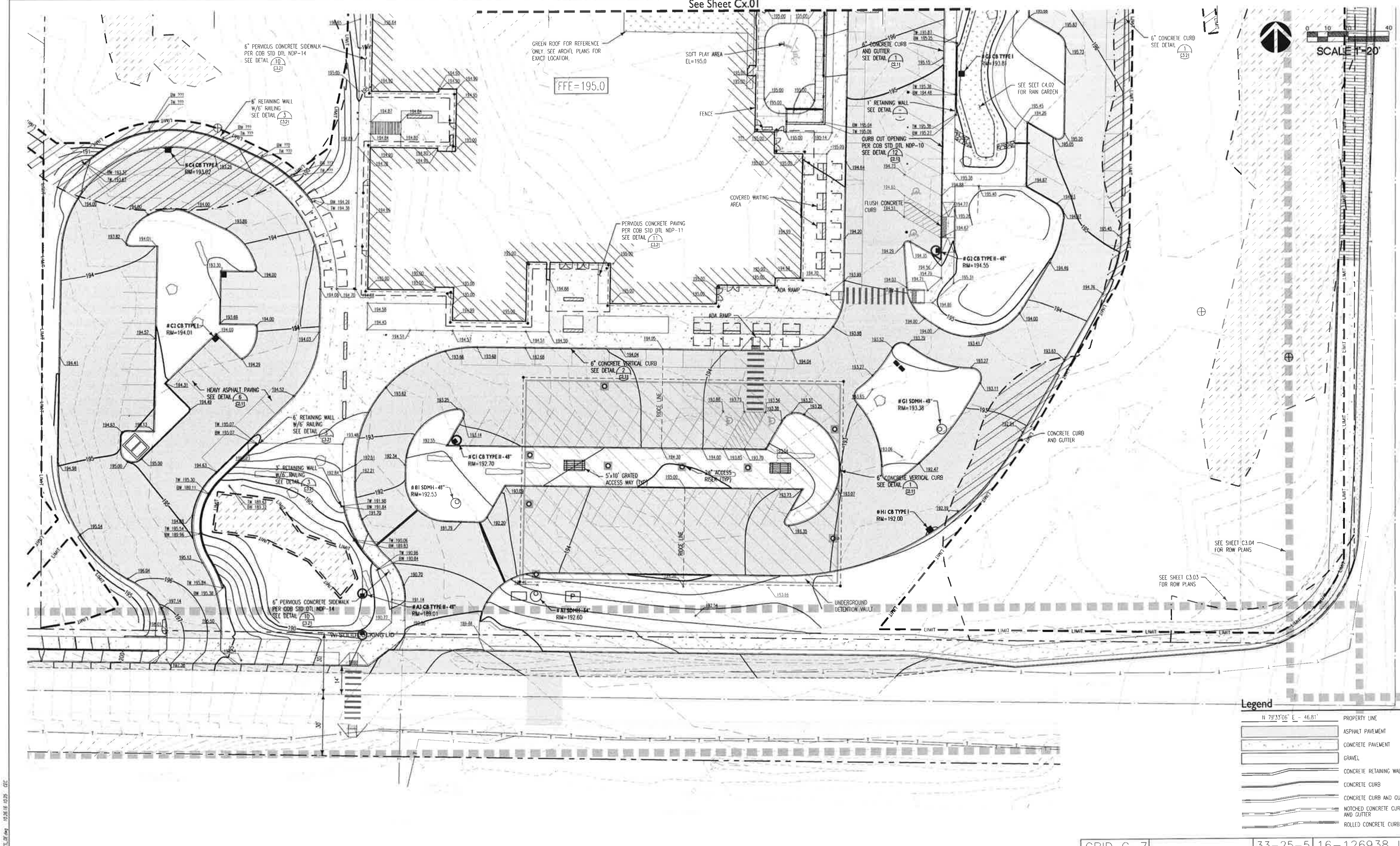

GRID G-7 | 33-25-5 | 16-126938 UE

NO	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO. C140318.01
FILE -
DRAWN CEC
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DATE 10/26/2016

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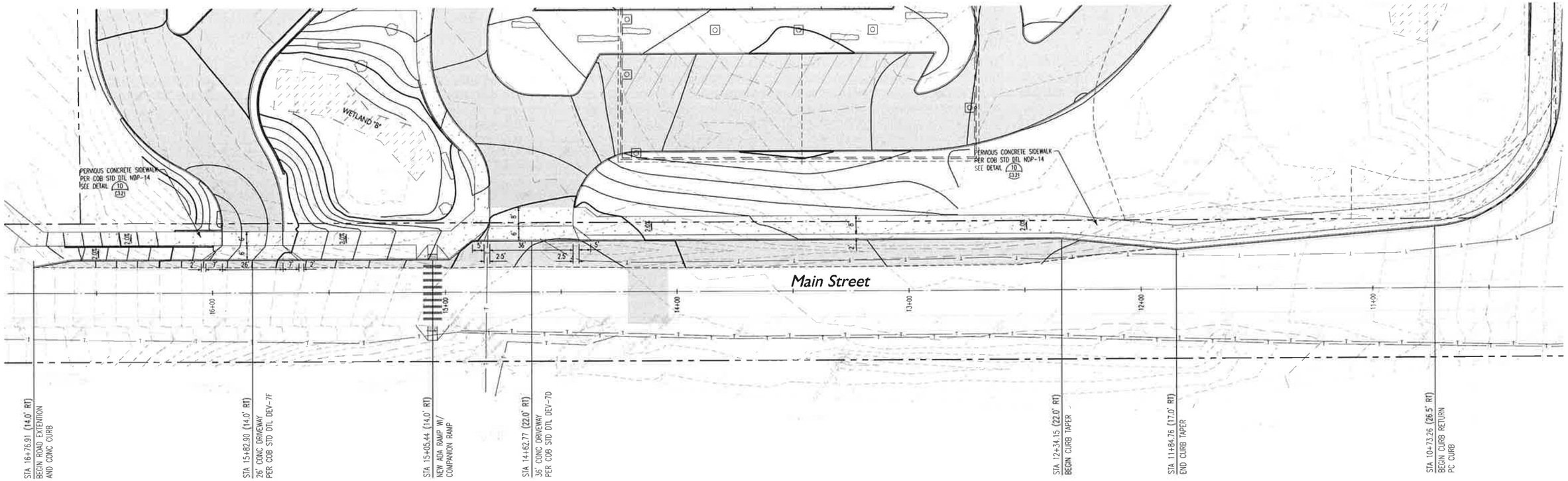
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
GRADING AND PAVING PLAN SOUTH

SHEET NUMBER
C3.02

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

SCALE 1"=20'



GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF JOEL PETERSON — STATE OF WASHINGTON — 25936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE:	-
DRAWN:	CEC
CHECKED:	TBB
DATE:	10/26/2016

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Bellevue School District

WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:

MAIN STREET ROW GRADING AND PAVING PLAN

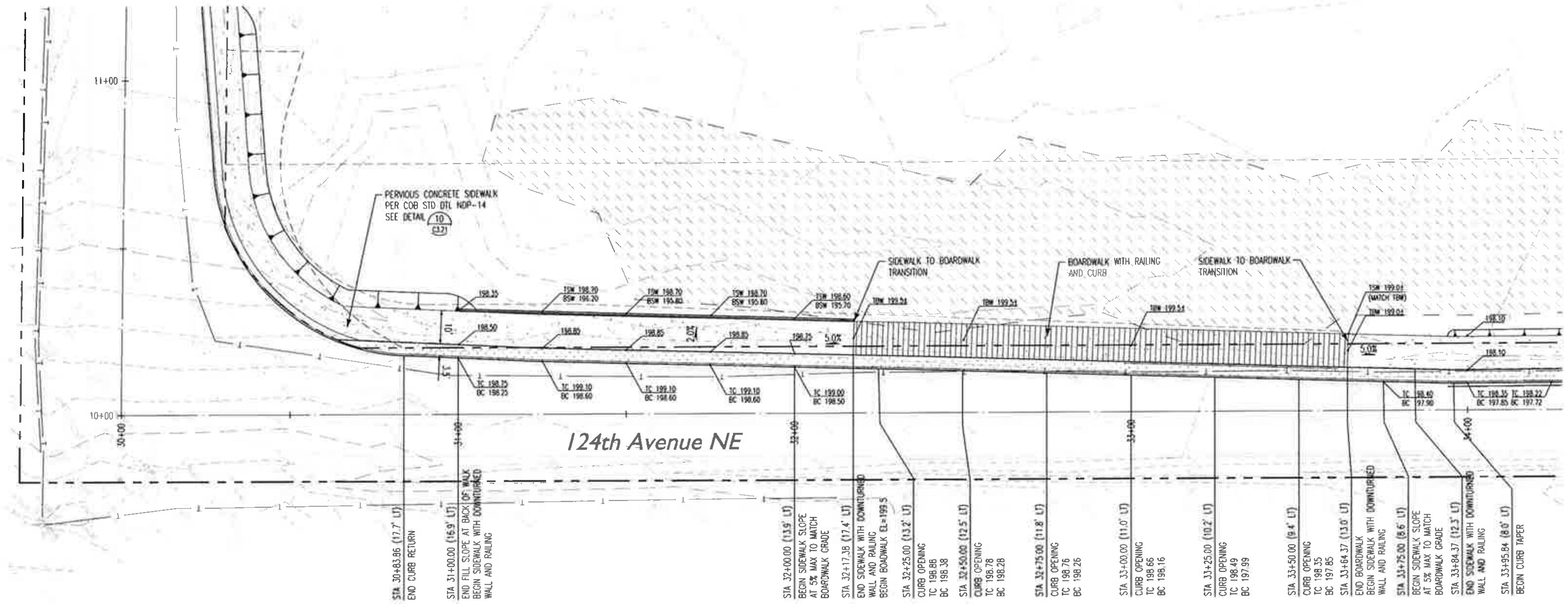
SHEET NUMBER:

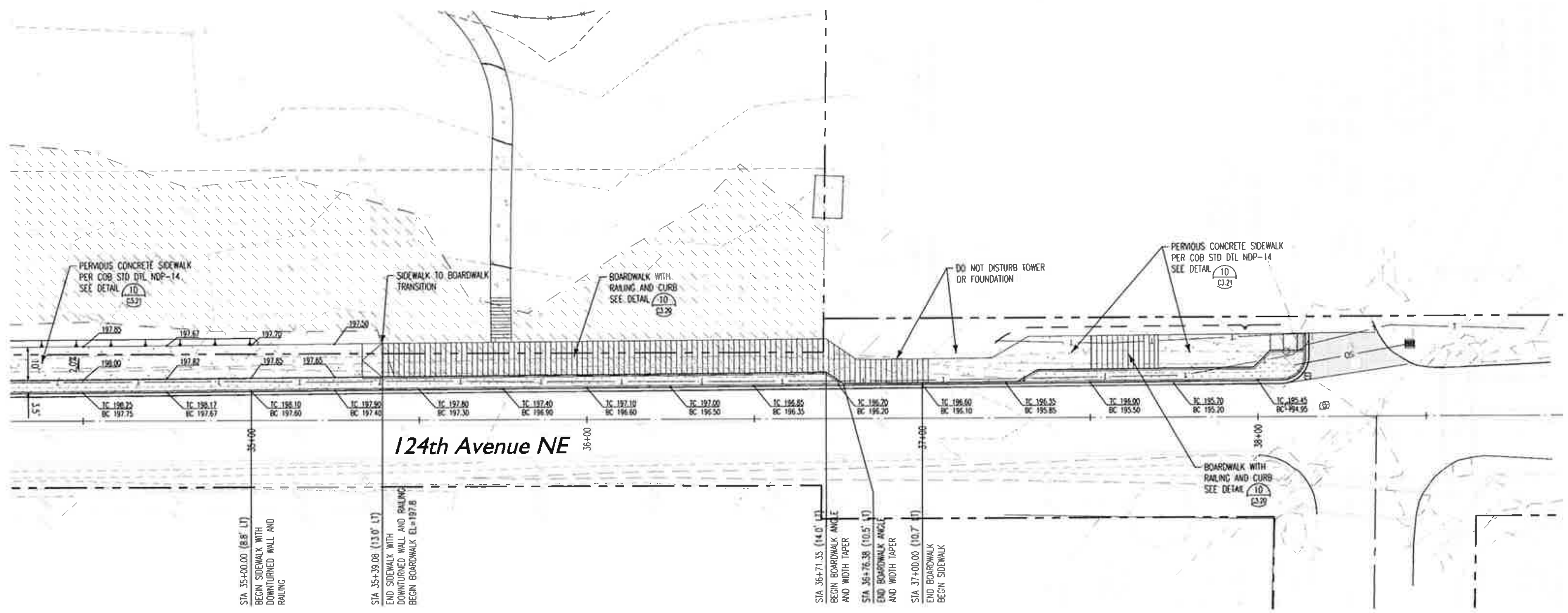
C3.03

SCALE 1"=20'

BC = BOTTOM OF CURB (FLOWLINE)
TC = TOP OF CURB
TBW = TOP OF BOARDWALK (WALKING SURFACE)
TSW = TOP OF SIDEWALK
BSW = BOTTOM OF SIDEWALK DOWNTURNED EDGE

NOTE:
TBW GRADE WILL VARY WITHIN ±0.1' BASED ON EXISTING GRADE AT BOARDWALK LOCATION





GRID G-7 | 33-25-5 | 16-126938 UE

NO	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

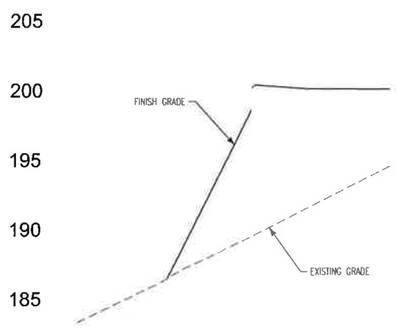
CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

COUGHLIN PORTER LUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
801 SECOND AVENUE - SUITE 900, SEATTLE, WA 98104
P: 206/343-0460 F: 206/343-5691

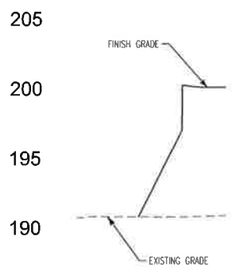
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: 124TH AVE NE ROW GRADING AND PAVING PLAN

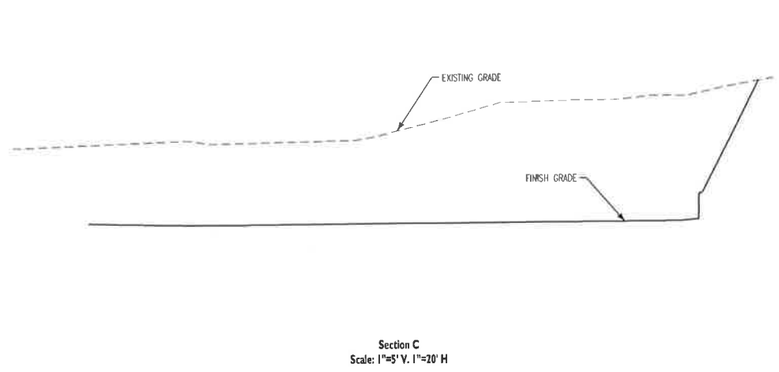
SHEET NUMBER: C3.04



Section A
Scale: 1"=5' V. 1"=20' H



Section B
Scale: 1"=5' V. 1"=20' H



Section C
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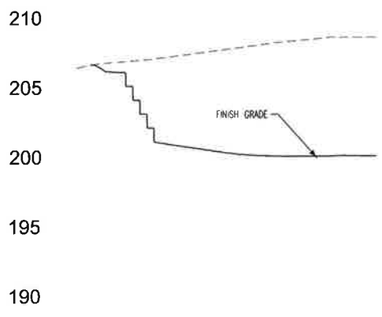
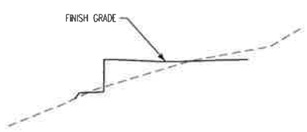


Section D
Scale: 1"=5' V. 1"=20' H



Section E
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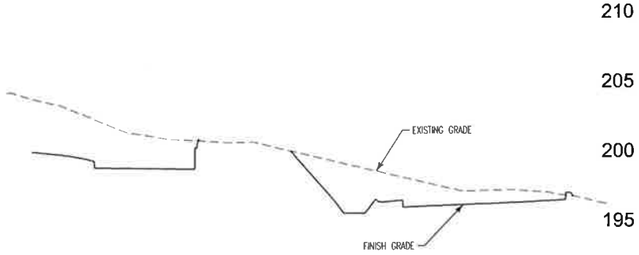

Section F
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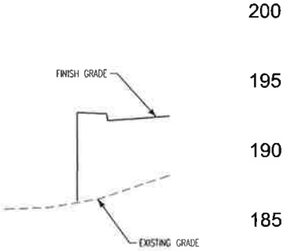

Section G
Scale: 1"=5' V. 1"=20' H

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

C140318.01
-
CEC
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10/26/2016

COUGHLIN PORTER LUNDEEN
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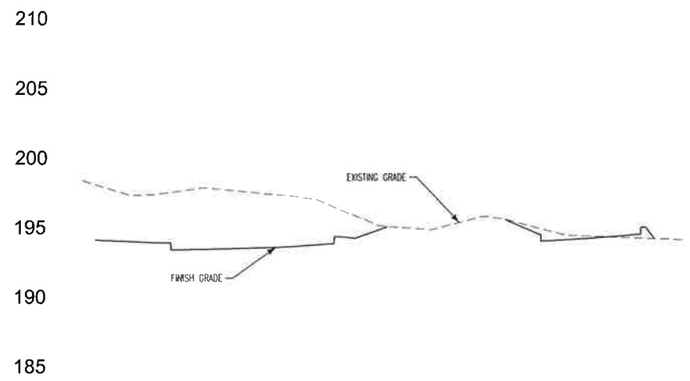
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
GRADING SECTIONS

SHEET NUMBER:
C3.10



Section H
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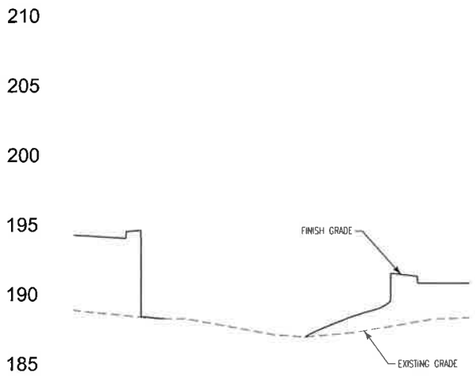
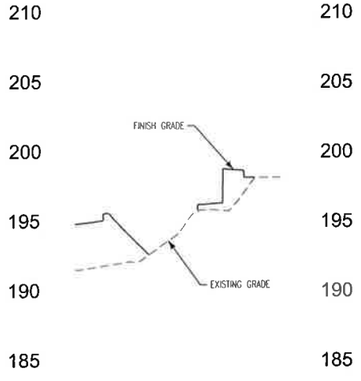


Section I
Scale: 1"=5' V. 1"=20' H



Section J
Scale: 1"=5' V. 1"=20' H

NO.	DATE	REVISION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

COUGHLIN PORTER LUNDEEN
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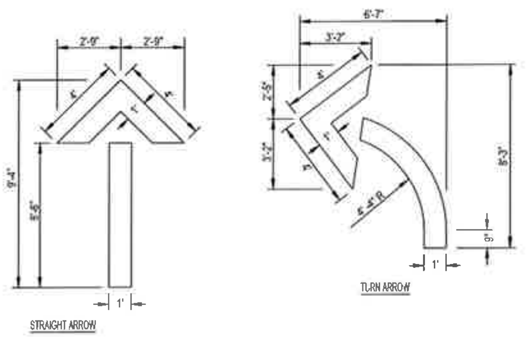
Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

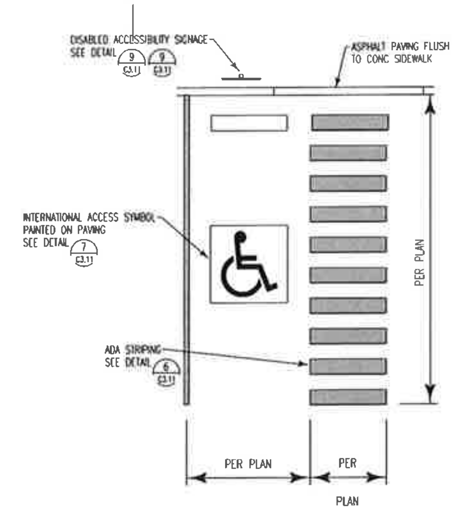
GRID G-7 | 33-25-5 | 16-126938 UE

SHEET TITLE
GRADING
SECTIONS

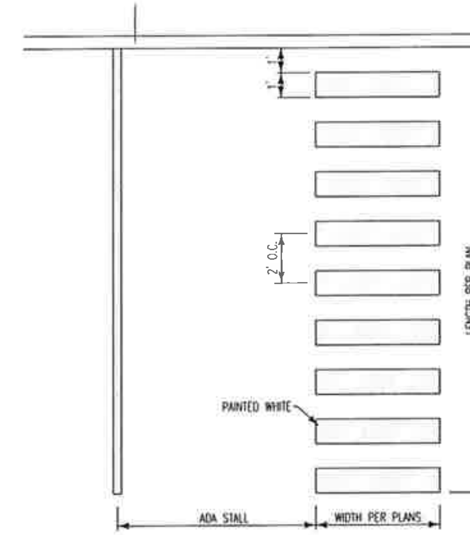
SHEET NUMBER
C3.11



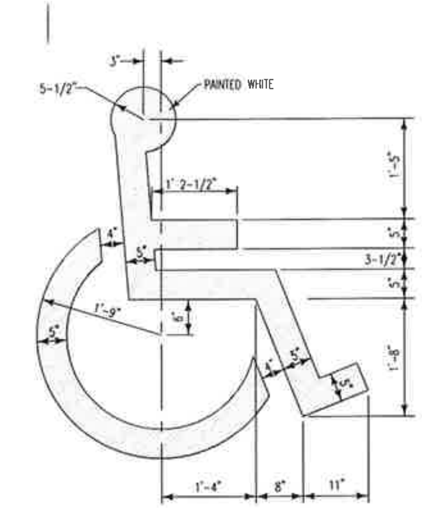
COB STD DTL TE-06
Traffic Arrows 1



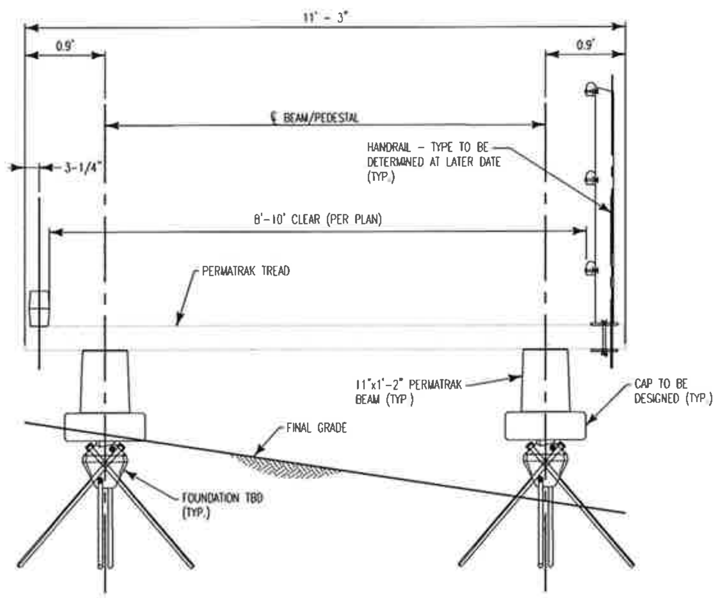
NTS
Typical ADA Parking Stall 2



NTS
ADA Striping 3



NTS
ADA Symbol 4



Typical Cross Section
NTS

METAL POST NOTES

1. METAL POSTS SHALL BE TELESPAR QUICK PUNCH POST.
2. METAL STOP AND YIELD SIGN POSTS SHALL HAVE ALTERNATING 1' BANDS OF RED AND WHITE 3M DIAMOND GRADE SHEETING. ALL OTHER POSTS SHALL BE UNSHEETED.
3. FOR IN-SIDEWALK INSTALLATIONS, CORE 4" DIAM. HOLE. ANCHOR LENGTH MAY BE DECREASED TO 12".
4. POST SHALL BE ROLLED CARBON SHEET STEEL, ASTM A570 GRADE 50 AND BE HOT DIPPED GALVANIZED AASHTO M-120 YIELD STRENGTH 60,000 PSI MIN. POST SHALL HAVE 7/16" DIE-PUNCHED KNOCKOUTS ON 1" CENTERS FULL LENGTH, FOUR SIDES.
5. ANCHOR SHALL HAVE 4 7/16" HOLES ONE EACH SIDE 2" FROM TOP END. FINISH SHALL BE ZINC HOT DIPPED GALVANIZED MATERIAL TO MEET ASTM A500 GRADE B.
6. DRIVE RIVETS TO BE TL3806 3/8" DIA.
7. CORNER BOLTS TO BE TLCB516M.

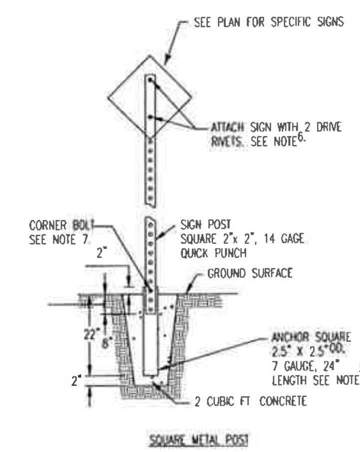
SIGN INSTALLATION NOTES

SIGN SHEETING REQUIREMENTS

1. 3M DIAMOND GRADE DG REFLECTIVE SHEETING OR APPROVED EQUAL STOP, YIELD, KEEP RT, TURN RESTRICTION, LARGE ARROW, CHEVRON, CURVE/TURN WARNING, PED & ADV PED CROSSING, SCHOOL AND ADV SCHOOL CROSSING, STOP/YIELD/SIGNAL AHEAD, OBJECT MARKERS, END OF ROAD MARKER, ALL STREET NAME SIGNS, ALL MAST ARM OR OVERHEAD MOUNTED SIGNS. ALL OTHER SIGNS SHALL HAVE 3M HIGH INTENSITY PRISMATIC SHEETING, OR APPROVED EQUAL.

SIGN HEIGHT

2. 7' FROM BOTTOM OF SIGN TO STREET OR SIDEWALK. 6' FROM BOTTOM OF LOWER SIGN FOR MULTIPLE SIGNS ON ONE POST. EXCEPTIONS ONLY AS SPECIFICALLY STATED ON PLANS OR APPROVED BY THE ENGINEER.



NOTE: EXACT LOCATION OF SIGNS TO BE DETERMINED IN THE FIELD BY THE TRANSPORTATION INSPECTOR.

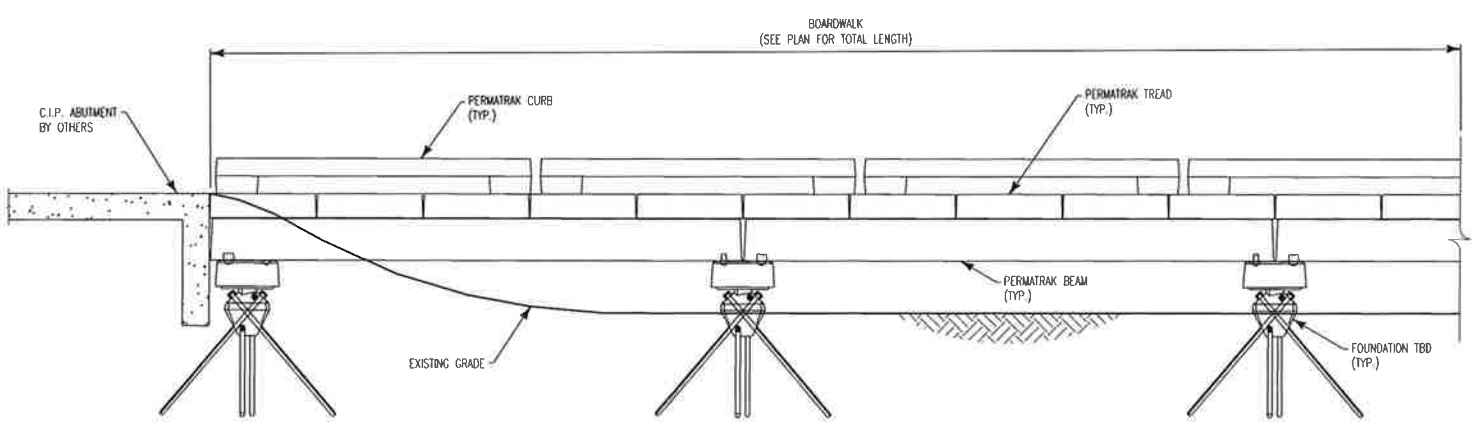
COB STD DTL TE-21A
Sign Installation 7

EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN THE PATH OF TRAVEL, SHALL BE 60" FROM THE FINISHED GRADE OF THE PARKING SPACE TO THE BOTTOM OF THE SIGN.

AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

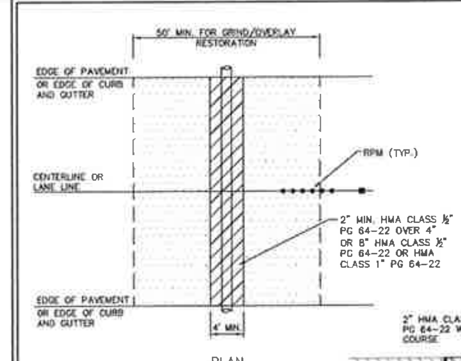
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED DISABLED PARKING SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT ____________ OR ____________ OR BY TELEPHONING ____________."

NTS
ADA Signage 8



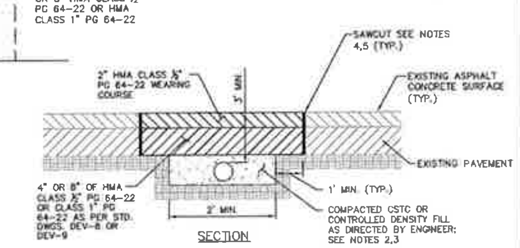
Typical Longintudinal Section
NTS

NTS
Permatrak Boardwalk 10



NOTES:

1. ASPHALT CONCRETE MIX SHALL BE HMA CLASS ½" OR CLASS 1" PG 64-22.
2. ALL TRENCH BACKFILL SHALL BE CSTC OR CONTROLLED DENSITY FILL.
3. CONTROLLED DENSITY FILL SHALL MEET WSDOT STANDARDS AS STATED IN 2-09.3(1)E OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION MANUAL M41-10, CURRENT EDITION.
4. ALL SAW CUTS SHALL BE VERTICAL AND IN STRAIGHT LINES UNLESS OTHERWISE DIRECTED BY ENGINEER.
5. TACK ASPHALT FACES OF SAW CUTS AND SEAL SAW CUTS WITH PG 64-22 OIL.
6. HOT MIX ASPHALT SHALL BE A MINIMUM OF 6 INCHES THICK ON LOCAL STREETS AND A MINIMUM OF 10 INCHES THICK ON ARTERIALS.
7. PAVING FABRIC (IF FOUND) WILL NOT REQUIRE REPLACEMENT.



City of Bellevue

FLEXIBLE PAVEMENT PATCHING AND RESTORATION DETAILS
TRANSVERSE CUT

DRAWING NUMBER	ROW-1
SCALE	NONE
REVISION DATE	01/15
DEPARTMENT	TRANS

COB DTL ROW-1 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

COUGHLIN PORTER LUNDEEN
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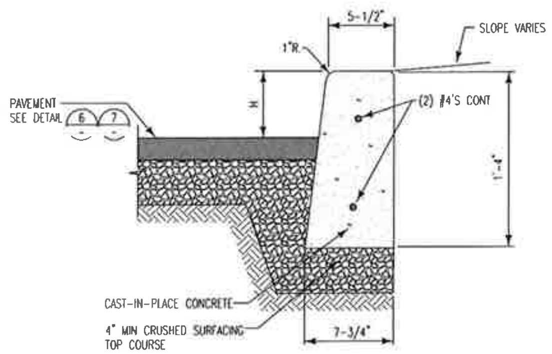
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
GRADING AND PAVING DETAILS

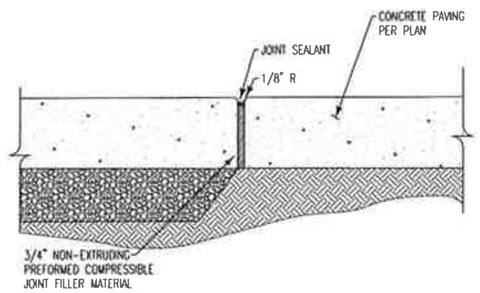
SHEET NUMBER
C3.20



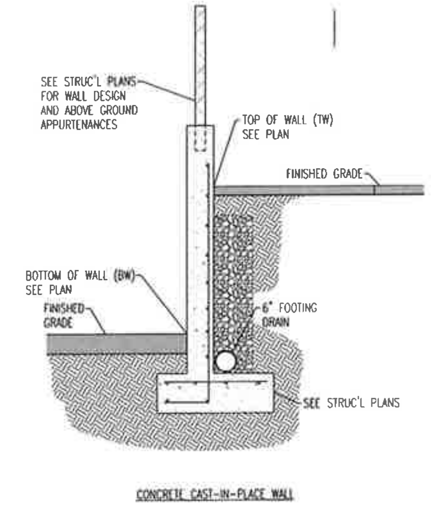
NOTES:

1. CURB HEIGHT, H, EQUALS 6" UNLESS OTHERWISE NOTED.

NTS
Concrete Vertical Curb 1



NTS
Concrete Expansion Joint 2

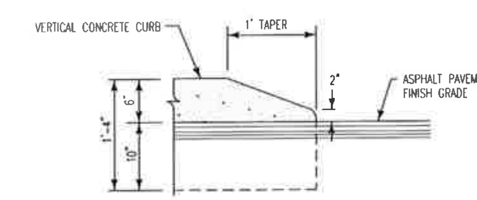


CONCRETE CAST-IN-PLACE WALL

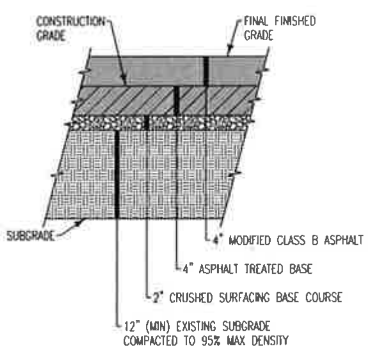
NOTES:

1. FOR WALLS HIGHER THAN 30", SEE STRUCTURAL PLANS

NTS
Concrete Wall 3



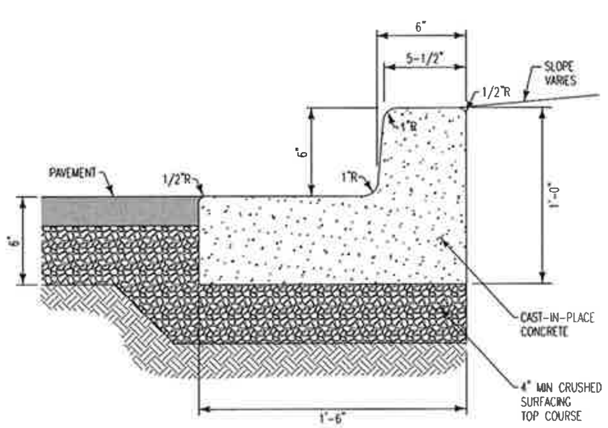
NTS
Curb Taper 4



NOTES:

1. SEE SPECIFICATIONS FOR GENERAL ASPHALT PAVING NOTES
2. TRENCHES OR EXCAVATIONS THROUGH THE ATB SURFACE SHALL BE BACKFILLED TO MATCH THE CONSTRUCTION SURFACE PRIOR TO PLACING FINAL LIFT OF ASPHALT. DAMAGED PORTIONS OF CONSTRUCTION SURFACE SHALL BE REPAIRED PRIOR TO PLACING FINAL LIFT OF ASPHALT.

NTS
Asphalt Paving Section 5

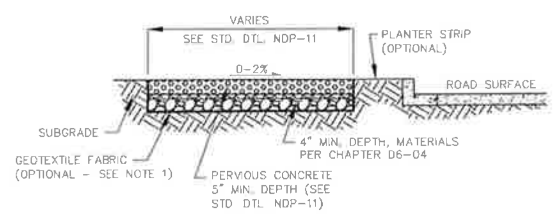


NOTE:

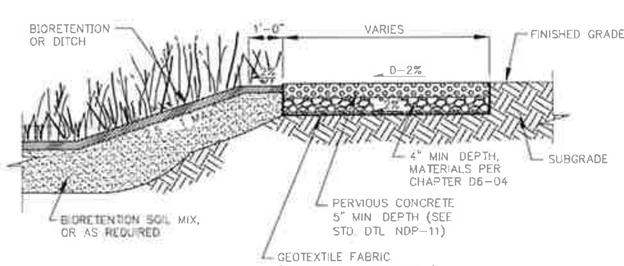
1. CURB HEIGHT, H, IS 6" UNLESS OTHERWISE NOTED.

NTS
Concrete Curb and Gutter 9

PERVIOUS PAVEMENT SIDEWALK ADJACENT TO CURB



PERVIOUS PAVEMENT SIDEWALK ADJACENT TO BIORETENTION OR DITCH

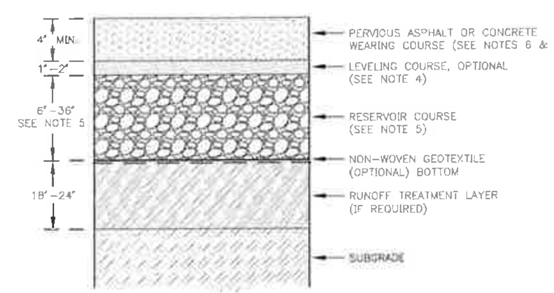


NOTES:

1. GEOTEXTILE FOR UNDERGROUND SEPARATION REQUIRED ONLY PER ENGINEER DESIGN.
2. SUBGRADE SHOULD NOT BE COMPACTED.
3. COVER TO PROTECT SURFACE UNTIL FINAL LANDSCAPING COMPLETE.

City of Bellevue — STORM AND SURFACE WATER UTILITY
TITLE: PERVIOUS PAVEMENT SIDEWALK
JANUARY 2014 — NO SCALE — NO. NDP-14

COB Std Detail NDP-14 **10**

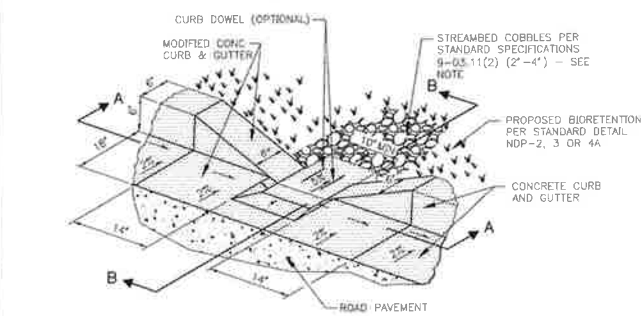


NOTES:

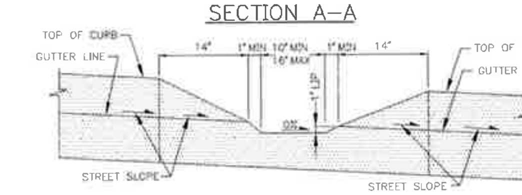
1. PERVIOUS PAVEMENT WITHIN CITY RIGHT-OF-WAY REQUIRES APPROVAL BY THE CITY WHEN PLACED BENEATH A TRAVELED WAY. THESE GUIDELINES PROVIDE A MINIMUM DEPTH FOR THE HYDROLOGIC PERFORMANCE OF THE PERVIOUS PAVEMENT. THE STRUCTURAL CAPACITY OF PAVEMENT SECTIONS WHEN SUBJECT TO VEHICULAR LOADS DEPENDS ON SEVERAL FACTORS AND MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
2. LONGITUDINAL SLOPE, 0 TO 5% MAX. FOR PERVIOUS ASPHALT, 6% MAX. FOR PERVIOUS CONCRETE.
3. USE CHECK DAM OR OTHER METHODS TO MAXIMIZE PONDING IN THE SUBSURFACE FOR LONGITUDINAL SLOPES EXCEEDING 2%. SEE STANDARD DETAIL NDP-15.
4. LEVELING COURSE MATERIALS: 1.5" TO U.S. NO. 8 UNIFORMLY GRADED, CRUSHED (ANGULAR), THOROUGHLY WASHED STONE.
5. RESERVOIR COURSE MINIMUM DEPTH OF 6" WITHOUT UNDERDRAIN, 22" MINIMUM WITH UNDERDRAIN.
6. PERVIOUS CONCRETE MUST BE INSTALLED BY A CERTIFIED PERVIOUS CONCRETE INSTALLER. PERVIOUS ASPHALT MUST BE INSTALLED BY AN EXPERIENCED PERVIOUS ASPHALT INSTALLER.
7. SEE NDP CHAPTER D6-04 HEREIN FOR ALL MATERIALS.

City of Bellevue — STORM AND SURFACE WATER UTILITY
TITLE: PERVIOUS ASPHALT OR CONCRETE PAVEMENT SECTION
JANUARY 2014 — NO SCALE — NO. NDP-11

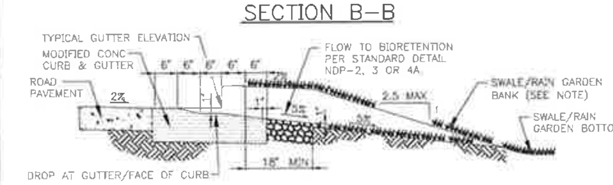
COB Std Detail NDP-11 **11**



SECTION A-A



SECTION B-B



NOTE:

MODIFY INLET TO BIORETENTION PLANTER AS NEEDED TO PREVENT EROSION

City of Bellevue — STORM AND SURFACE WATER UTILITY
TITLE: DRAIN CURB CUT OPENING FOR BIORETENTION
JANUARY 2014 — NO SCALE — NO. NDP-10

COB Std Detail NDP-10 **12**

GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

CPL NO.	C140318.01
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DATE	10/26/2016

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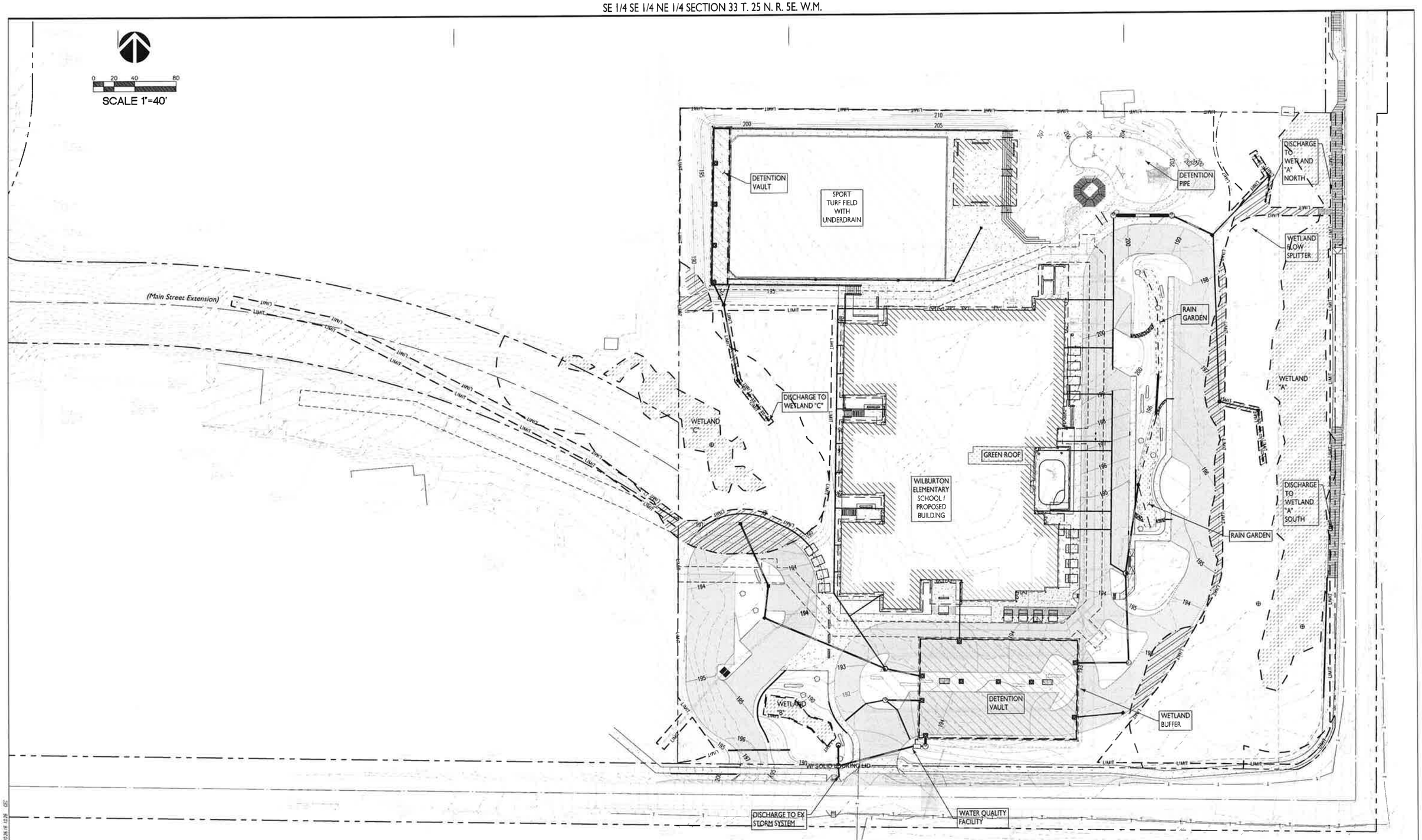
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: GRADING AND PAVING DETAILS

SHEET NUMBER: **C3.21**

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PATTERSON — STATE OF WASHINGTON — 22936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE	-
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DATE	10/26/2016

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Bellevue School District

WILBURTON ELEMENTARY SCHOOL

12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
OVERALL STORM DRAINAGE PLAN

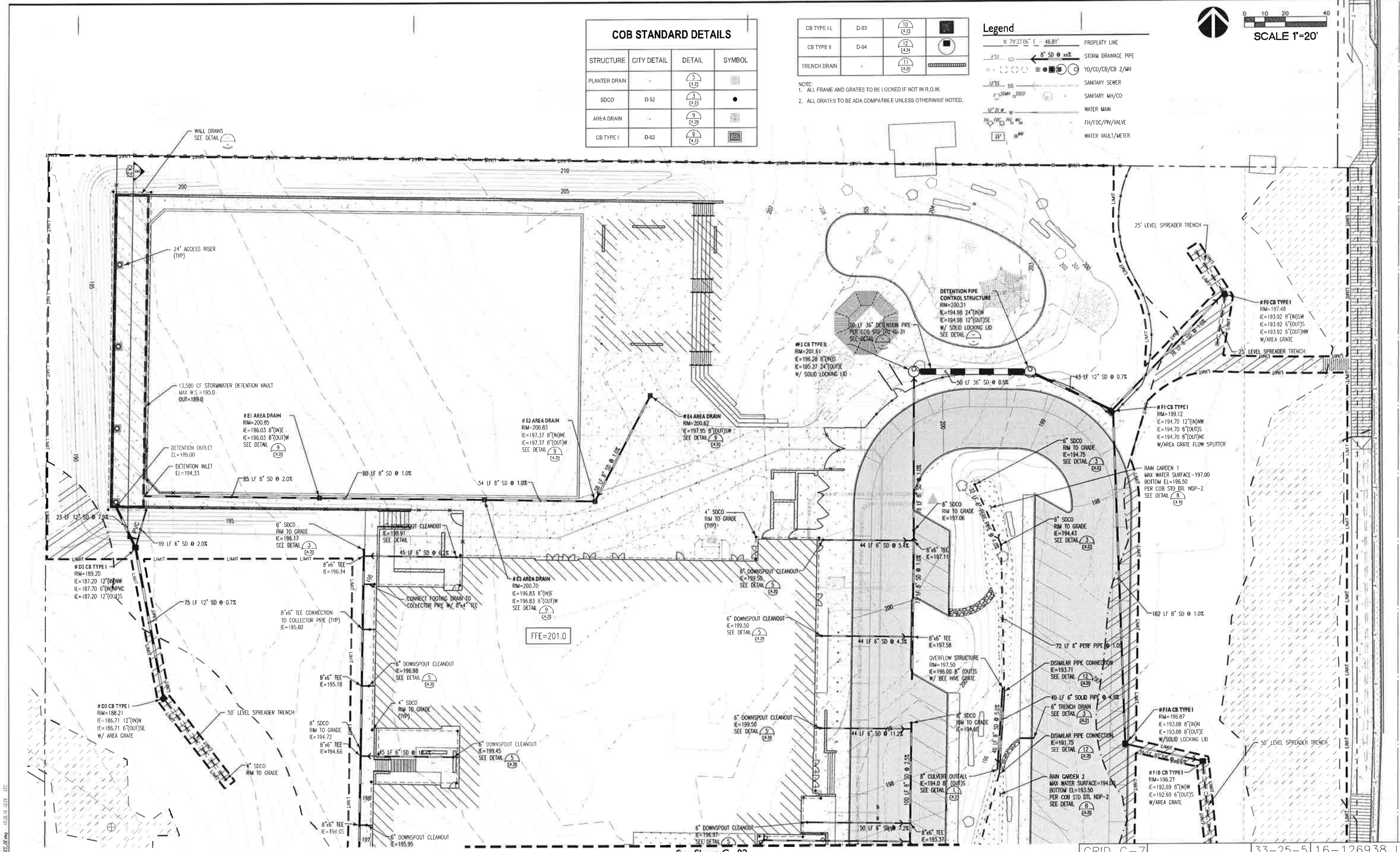
SHEET NUMBER:
C4.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

COB STANDARD DETAILS

STRUCTURE	CITY DETAIL	DETAIL	SYMBOL
PLANTER DRAIN	-	5 / C4.22	
SDCO	D-52	3 / C4.23	●
AREA DRAIN	-	9 / C4.20	
CB TYPE I	D-02	9 / C4.23	
CB TYPE I-L	D-03	10 / C4.23	
CB TYPE II	D-04	12 / C4.24	
TRENCH DRAIN	-	11 / C4.20	

NOTE:
1. ALL FRAME AND GRATES TO BE LOCKED IF NOT IN R.O.W.
2. ALL GRATES TO BE ADA COMPATIBLE UNLESS OTHERWISE NOTED.



Legend
N 79°33'06" E - 46.81' PROPERTY LINE
8" SD @ xx% STORM DRAINAGE PIPE
YD/CO/CB/CB 2/MH
SANITARY SEWER
SANITARY MH/CO
WATER MAIN
FH/FDC/PIV/VALVE
WATER VAULT/METER
0 10 20 40
SCALE 1"=20'
WALL DRAINS SEE DETAIL
24" ACCESS RISER (TYP)
13,500 CF STORMWATER DETENTION VAULT
MAX W.S.=195.0
OUT=189.0
DETENTION OUTLET EL=189.00
DETENTION INLET EL=194.33
#E1 AREA DRAIN
RIM=200.85
IE=196.03 8"(IN)E
IE=196.03 8"(OUT)W
SEE DETAIL 9 C4.20
85 LF 8" SD @ 2.0%
80 LF 8" SD @ 1.0%
54 LF 8" SD @ 1.0%
58 LF 8" SD @ 1.0%
#E3 AREA DRAIN
RIM=200.83
IE=197.37 8"(IN)NE
IE=197.37 8"(OUT)W
SEE DETAIL 9 C4.20
#E4 AREA DRAIN
RIM=200.62
IE=197.95 8"(OUT)SW
SEE DETAIL 9 C4.20
#E2 AREA DRAIN
RIM=200.70
IE=196.83 8"(IN)E
IE=196.83 8"(OUT)W
SEE DETAIL 9 C4.20
FFE=201.0
23 LF 12" SD @ 7.9%
19 LF 6" SD @ 2.0%
PVC
#D2 CB TYPE I
RIM=189.20
IE=187.20 12"(IN)NW
IE=187.70 6"(IN)PVC
IE=187.20 12"(OUT)S
75 LF 12" SD @ 0.7%
#D3 CB TYPE I
RIM=188.21
IE=186.71 12"(IN)N
IE=186.71 6"(OUT)SE
W/ AREA GRATE
50' LEVEL SPREADER TRENCH
4" SDCO RIM TO GRADE
8" SDCO RIM TO GRADE IE=196.17 SEE DETAIL 3 C4.23
8"x6" TEE IE=196.14
6" DOWNSPOUT CLEANOUT IE=198.91 SEE DETAIL
45 LF 6" SD @ 6.2%
CONNECT FOOTING DRAIN TO COLLECTOR PIPE W/ 8"x4" TEE
8"x6" TEE CONNECTION TO COLLECTOR PIPE (TYP) IE=195.60
6" DOWNSPOUT CLEANOUT IE=196.98 SEE DETAIL 5 C4.20
8"x6" TEE IE=195.18
4" SDCO RIM TO GRADE (TYP)
8" SDCO RIM TO GRADE IE=194.72
8"x6" TEE IE=194.66
45 LF 6" SD @ 10.7%
6" DOWNSPOUT CLEANOUT IE=199.45 SEE DETAIL 5 C4.20
8"x6" TEE IE=194.05
6" DOWNSPOUT CLEANOUT IE=195.95
4" SDCO RIM TO GRADE (TYP)
6" DOWNSPOUT CLEANOUT IE=199.50 SEE DETAIL 5 C4.20
6" DOWNSPOUT CLEANOUT IE=199.50 SEE DETAIL 5 C4.20
6" DOWNSPOUT CLEANOUT IE=199.50 SEE DETAIL 5 C4.20
6" DOWNSPOUT CLEANOUT IE=196.97 SEE DETAIL 5
44 LF 6" SD @ 5.4%
44 LF 6" SD @ 4.3%
44 LF 6" SD @ 11.2%
50 LF 6" SD @ 7.2%
8"x6" TEE IE=197.11
8"x6" TEE IE=197.58
8"x6" TEE IE=193.37
8" SDCO RIM TO GRADE IE=197.06
8" SDCO RIM TO GRADE IE=194.60
8" CULVERT OUTFALL IE=194.0 8" (OUT)S SEE DETAIL 1 C4.21
OVERFLOW STRUCTURE RIM=197.50 IE=196.00 8" (OUT)S W/ BEE HIVE GRATE
78 LF 8" SD @ 1.0%
73 LF 8" SD @ 1.0%
100 LF 8" SD @ 2.5%
40 LF 8" SD @ 5.0%
32 LF 6" PERF PIPE @ 1.0%
#F2 CB TYPE II
RIM=201.61
IE=196.28 8"(IN)S
IE=195.27 24"(OUT)E
W/ SOLID LOCKING LID
50 LF 36" DETENTION PIPE PER COB STD DTL D-31 SEE DETAIL
50 LF 36" SD @ 0.5%
DETENTION PIPE CONTROL STRUCTURE
RIM=200.21
IE=194.98 24"(IN)W
IE=194.98 12"(OUT)SE
W/ SOLID LOCKING LID
SEE DETAIL
43 LF 12" SD @ 0.7%
25' LEVEL SPREADER TRENCH
#F0 CB TYPE I
RIM=197.48
IE=193.92 8"(IN)SW
IE=193.92 6"(OUT)S
IE=193.92 6"(OUT)NW
W/AREA GRATE
76 LF 8" SD @ 1.0%
25' LEVEL SPREADER TRENCH
#F1 CB TYPE I
RIM=199.12
IE=194.70 12"(IN)NW
IE=194.70 8"(OUT)S
IE=194.70 8"(OUT)NE
W/AREA GRATE FLOW SPLITTER
6" SDCO RIM TO GRADE IE=194.75 SEE DETAIL 3 C4.23
RAIN GARDEN 1
MAX WATER SURFACE=197.00
BOTTOM EL=196.50
PER COB STD DTL NDP-2
SEE DETAIL 8 C4.10
6" SDCO RIM TO GRADE IE=194.43 SEE DETAIL 3 C4.23
162 LF 8" SD @ 1.0%
72 LF 6" PERF PIPE @ 1.0%
DISIMILAR PIPE CONNECTION IE=193.71 SEE DETAIL 12 C4.20
40 LF 6" SOLID PIPE @ 4.5%
6" TRENCH DRAIN SEE DETAIL 3 C4.21
DISIMILAR PIPE CONNECTION IE=191.75 SEE DETAIL 12 C4.20
RAIN GARDEN 2
MAX WATER SURFACE=194.00
BOTTOM EL=193.50
PER COB STD DTL NDP-2
SEE DETAIL 8 C4.20
#F1A CB TYPE I
RIM=196.87
IE=193.08 8"(IN)N
IE=193.08 8"(OUT)E
W/SOLID LOCKING LID
39 LF 8" SD @ 1.0%
#F1B CB TYPE I
RIM=196.27
IE=192.69 8"(IN)W
IE=192.69 6"(OUT)S
W/AREA GRATE
50' LEVEL SPREADER TRENCH
LIMIT
See Sheet Cx.02
GRID G-7
33-25-5
16-126938 UE

NO.	DATE	REVISION

KEY MAP

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
FILE	-
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CHECKED	TBB
DATE	10/26/2016

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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE
STORM DRAINAGE PLAN NORTH

SHEET NUMBER
C4.01

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

See Sheet Cx.01

SCALE 1"=20'

FFE=195.0

Legend

- PROPERTY LINE
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH
- SANITARY SEWER
- SANITARY MH/CO
- WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

KEY MAP

CPL #D: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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Bellevue School District

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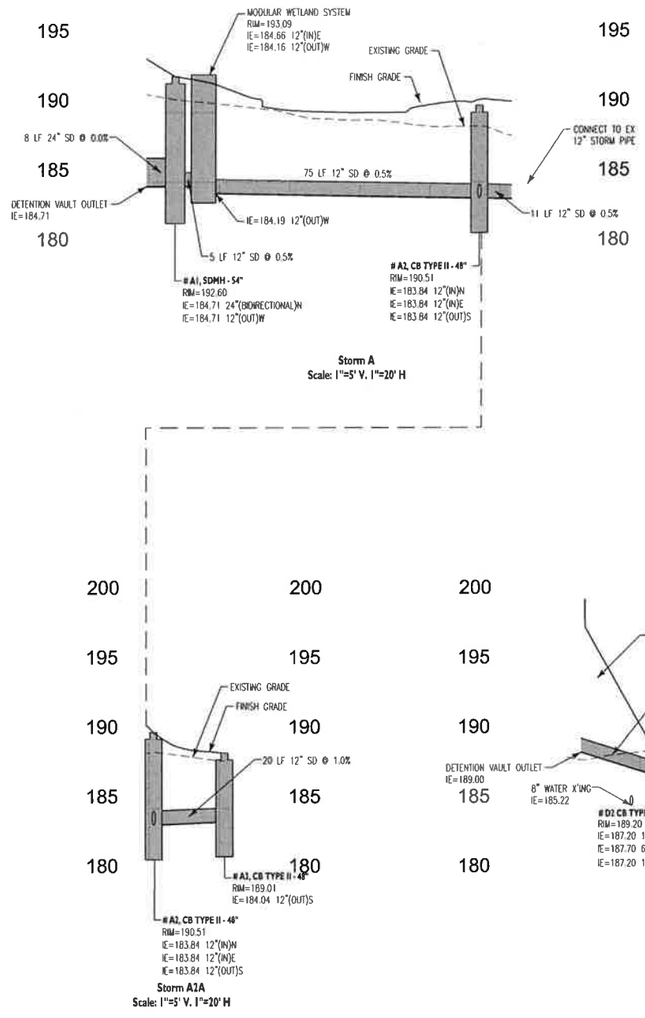
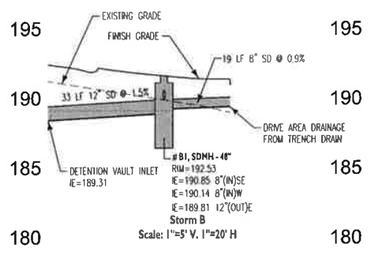
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE PLAN SOUTH

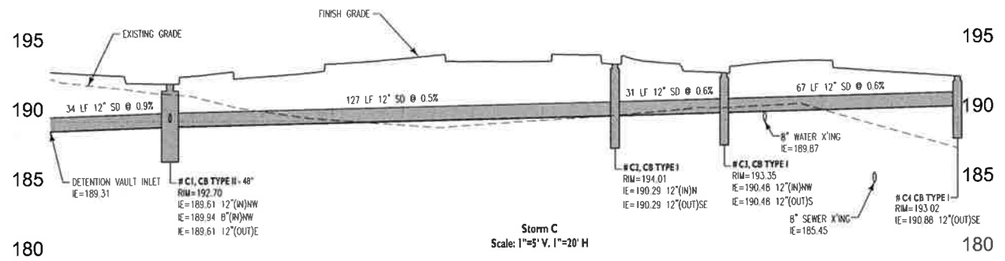
SHEET NUMBER: C4.02



Storm A
Scale: 1"=5' V. 1"=20' H

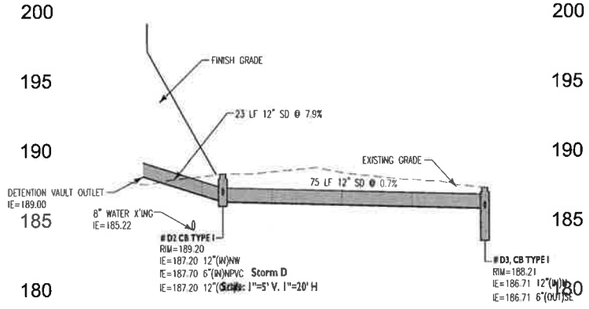


Storm B
Scale: 1"=5' V. 1"=20' H

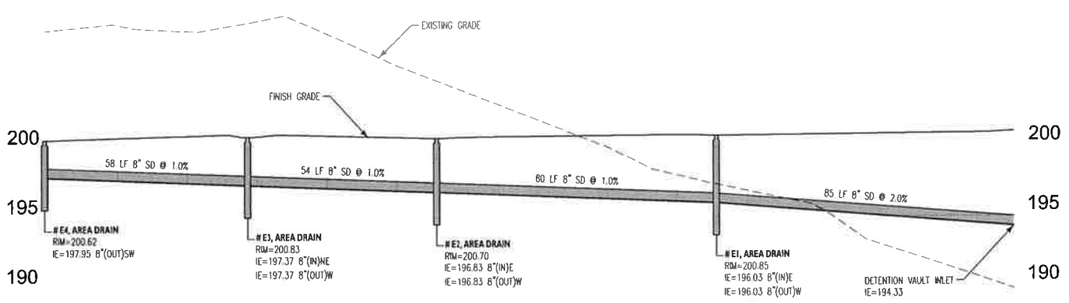


Storm C
Scale: 1"=5' V. 1"=20' H

Storm A2A
Scale: 1"=5' V. 1"=20' H



Storm D
Scale: 1"=5' V. 1"=20' H



Storm E
Scale: 1"=5' V. 1"=20' H

NO.	DATE	REVISION

CPL NO: C140318.01
FILE: -
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CHECKED: TBB
DATE: 10/26/2016

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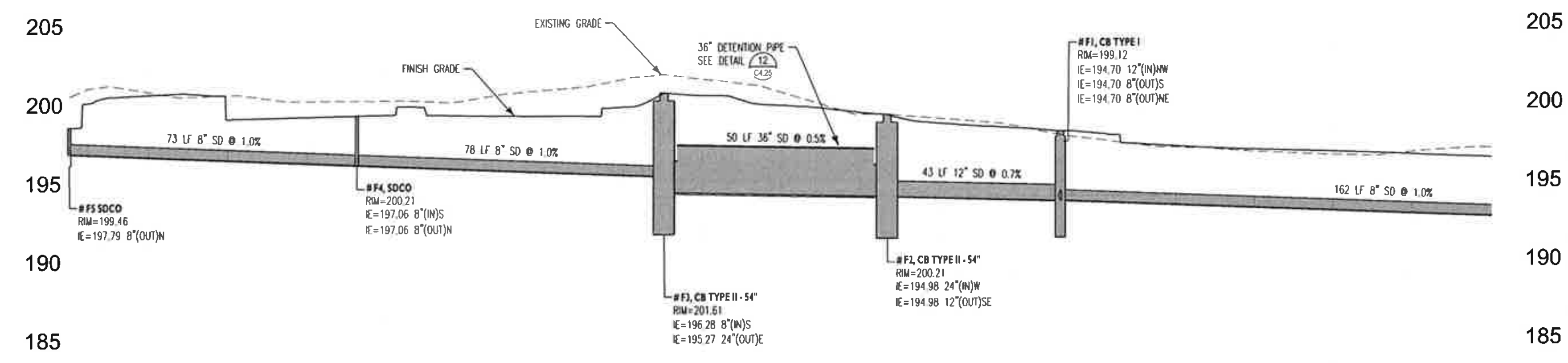
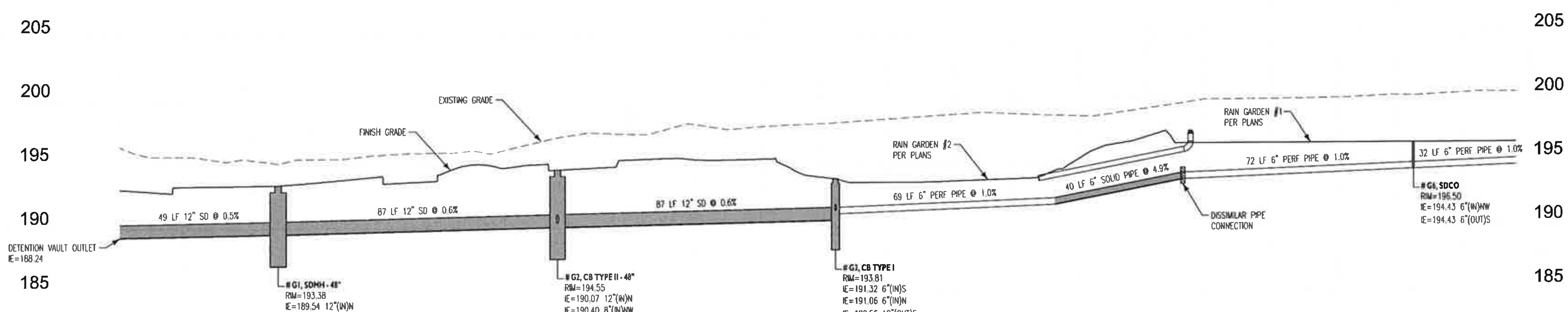
GRID G-7 | 33-25-5 | 16-126938 UE

SHEET TITLE: STORM PROFILES

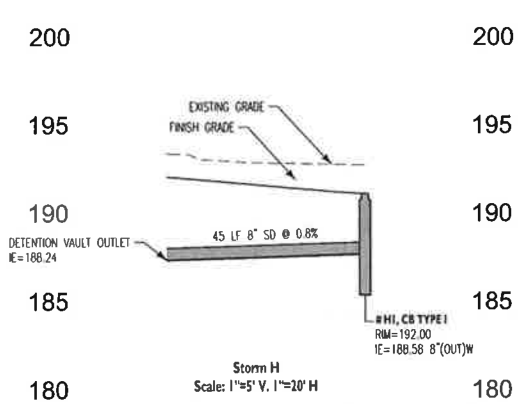
SHEET NUMBER: **C4.10**



Storm F
Scale: 1"=5' V. 1"=20' H



Storm G
Scale: 1"=5' V. 1"=20' H



Storm H
Scale: 1"=5' V. 1"=20' H

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

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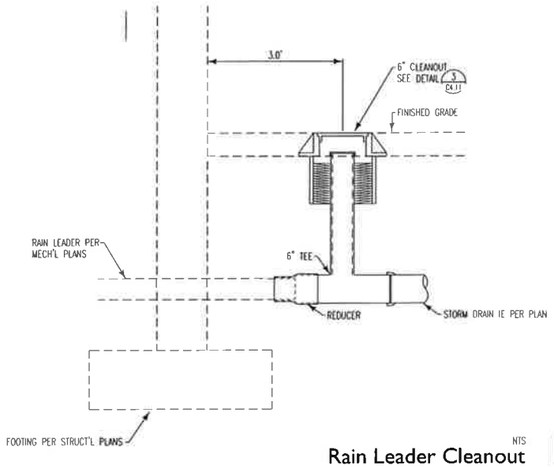
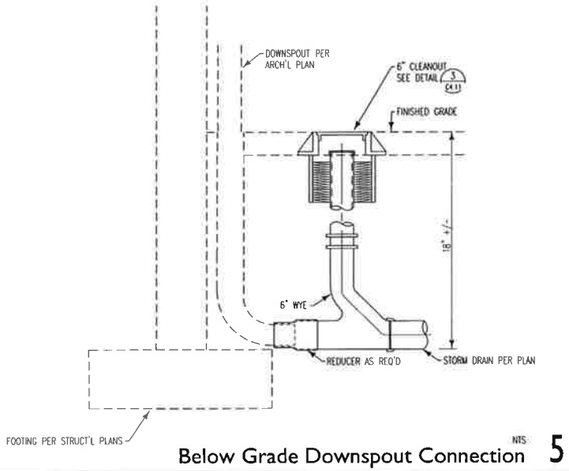
SHEET TITLE:
STORM
PROFILES

SHEET NUMBER:
C4.11



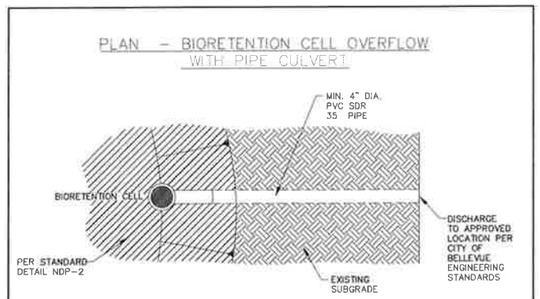
NTS

Rain Leader Cleanout



NTS

Below Grade Downspout Connection 5



City of Bellevue — STORM AND SURFACE WATER UTILITY

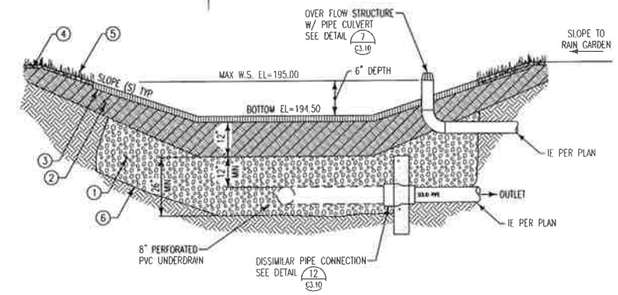
TITLE: BIORETENTION OVERFLOW WITH PIPE CULVERT

NO. NDP-7

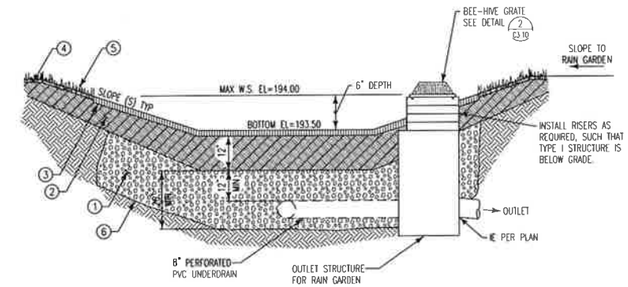
JANUARY 2014 — NO SCALE

COB STD DTL NDP-7

Overflow Structure 6



RAIN GARDEN	BOTTOM ELEVATION (FT) (BE)	BOTTOM AREA (FT^2)	SIDE SLOPE (S)	PONDING DEPTH (FT) (D)	MAXIMUM W.S. ELEVATION (FT) (V)	TOP OF FREE BOARD (FT)
1	196.50	960	3:1	0.5	197.00	197.50



RAIN GARDEN	BOTTOM ELEVATION (FT) (BE)	BOTTOM AREA (FT^2)	SIDE SLOPE (S)	PONDING DEPTH (FT) (D)	MAXIMUM W.S. ELEVATION (FT) (V)	TOP OF FREE BOARD (FT)
2	193.50	1,300	3:1	0.5	194.00	194.50

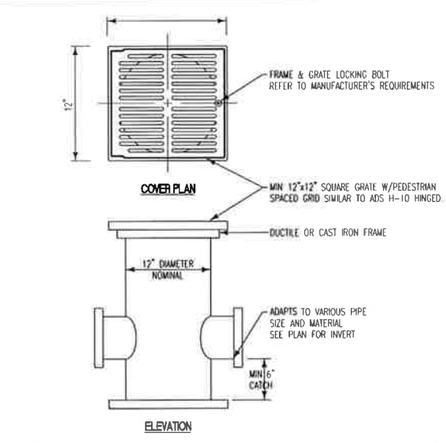
NOTE:
ALL COMPONENTS (PLANTS, SOIL, MULCH) ARE REQUIRED FOR STORMWATER FUNCTION

KEYNOTES

1. SCARIFI EX SUBGRADE.
2. AMENDED COMPOST RAINGARDEN SOIL, SEE SECTION 02900 AND COB DETAIL NDP-1.
3. COMPOST MULCH, SEE SECTION 02900, 3-INCH MIN.
4. GROUND COVER, SEE LANDSCAPE PLANS.
5. RAIN GARDEN PLANTINGS, SEE LANDSCAPE PLANS.
6. GEOTEXTILE FABRIC

COB STD DTL NDP-2

Typical Rain Garden Section 8

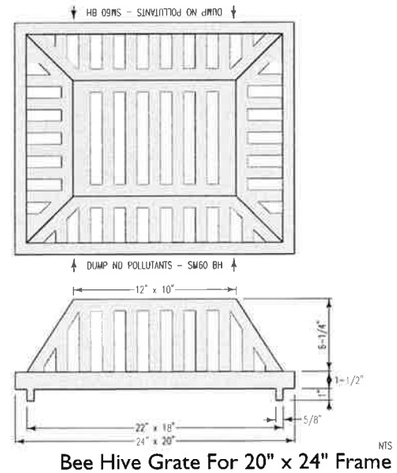


NOTES:

12" PVC DRAIN BY CARSON, ADS OR EQUIVALENT.

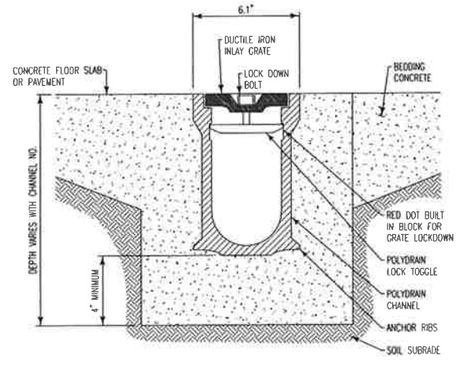
NTS

Area Drain 9



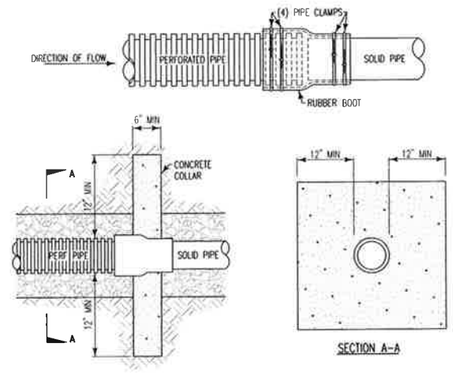
NTS

Bee Hive Grate For 20" x 24" Frame 2



NTS

Trench Drain Section 11



NTS

Dis-Similar Pipe Connection 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

C140318.01 | - | CEC | TBB | 10/26/2016

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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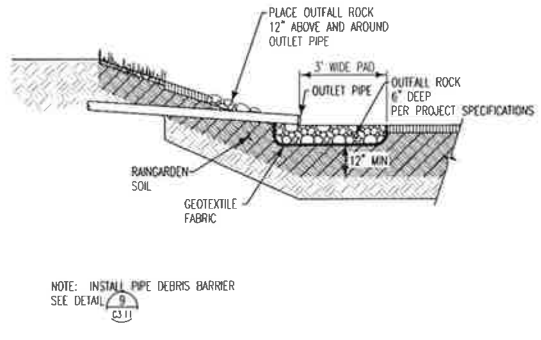
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET BELLEVUE, WA 98005

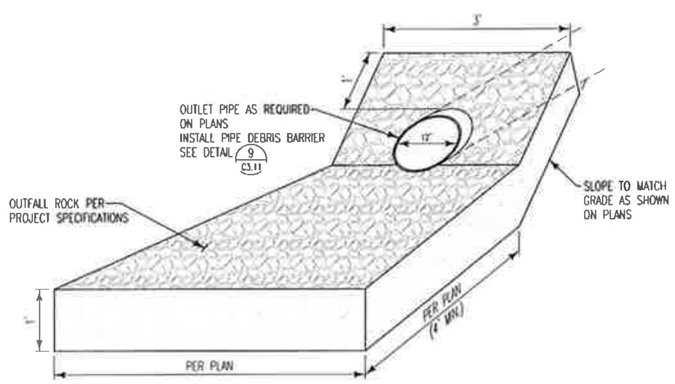
SHEET TITLE: STORM DRAINAGE DETAILS

SHEET NUMBER: C4.20

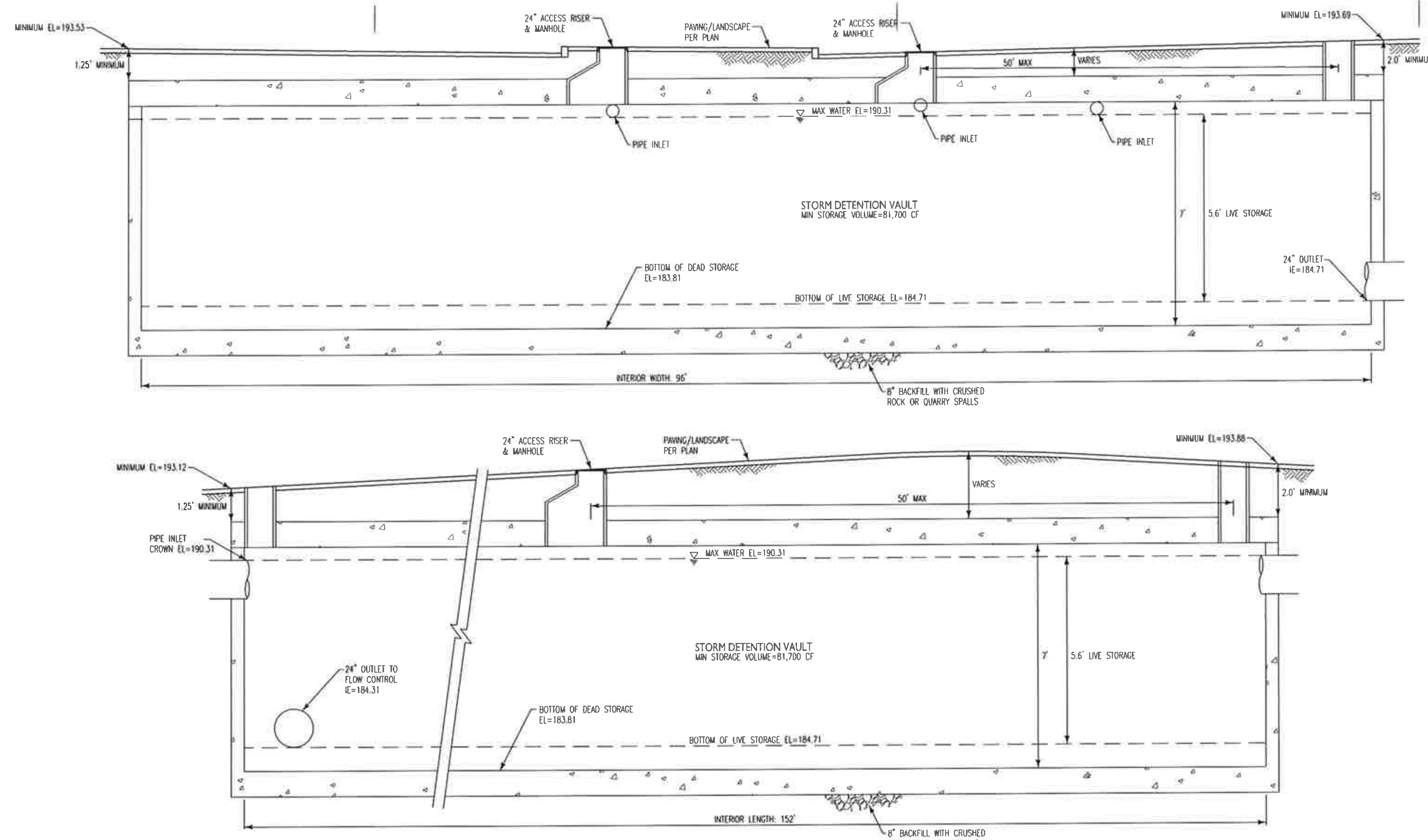


NOTE: INSTALL PIPE DEBRIS BARRIER SEE DETAIL 9/C3.11

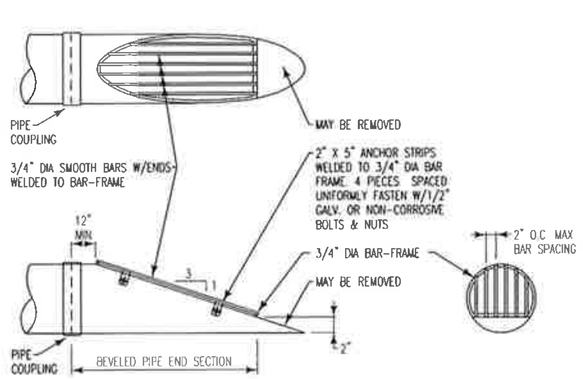
Rain Garden Rock Outfall — NTS — 1



Pipe Outfall — NTS — 5



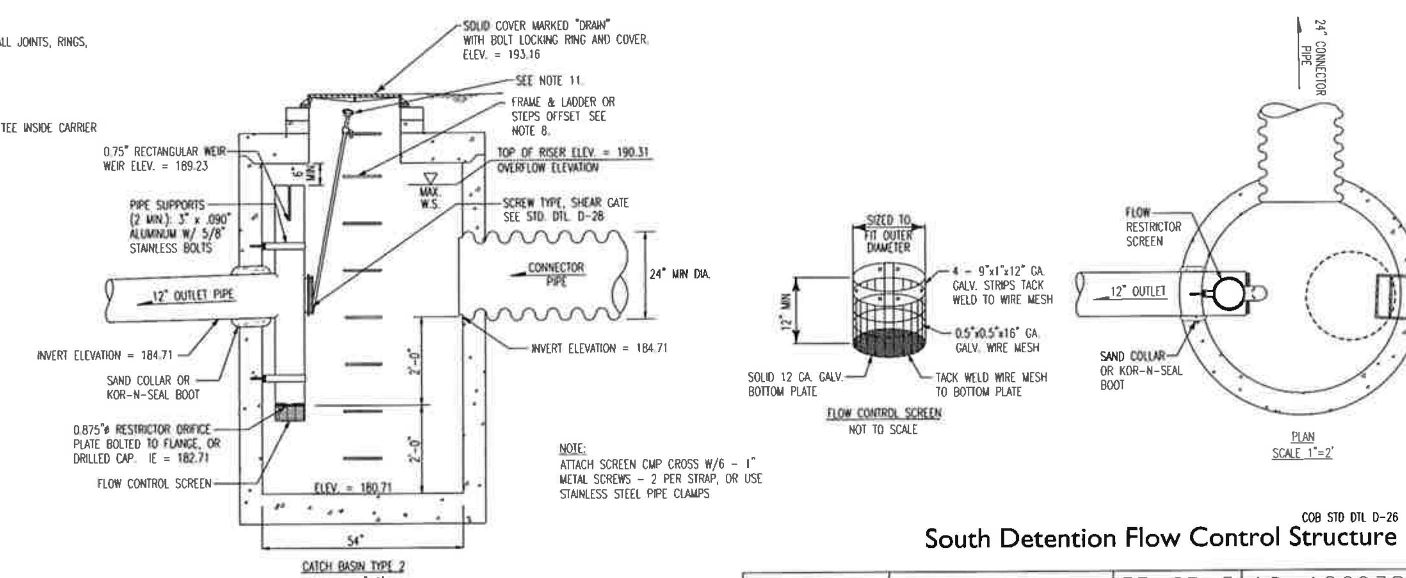
Detention Vault (South) Section — 1"=10' — 8



Pipe Debris Barrier — NTS — 9

NOTES:

1. PIPE SIZES, INVERT ELEVATIONS, ORIFICE SIZES, OVERFLOW ELEVATIONS AND SLOPES; PER ENGINEER APPROVED STAMPED PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MIN. DIAM.
4. PIPE SUPPORTS AND RESTRICTOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR SHALL BE FABRICTED FROM 0.060" ALUMINUM, PVC, CPE, OR HDPE PIPE PER THESE ENGINEERING STANDARDS.
6. OUTLET SHALL BE CONNECTED TO STORM DRAINAGE PIPE WITH SUITABLE COUPLER OR GROUTED INTO THE BELL OF CONCRETE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTICTOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAM. VERTICLE RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. SCREW TYPE SHEAR GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND SCREW TYPE SHEAR GATE.
   C. FRAME IS CLEAR OF CURB.
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.
11. SCREW TYPE SHEAR GATE HANDLE SHALL BE ATTACHED TO LADDER/STEP LOCATED WITHIN 24" ACCESS SECTION. SEE STANDARD DETAIL D-29 FOR INSTALLATION.
12. IF NOTCHED WEIR IS USED IN LIEU OF ELBOW, BAFFLE SHALL NOT OBSTRUCT ACCESS TO THE STRUCTURE.
13. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS, FRAMES AND PIPE PENETRATIONS.
14. PENETRATE CARRIER PIPE THROUGH VAULT WALL.
15. USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
16. SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE
17. NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.



South Detention Flow Control Structure — COB STD DTL D-26 — 12

GRID G-7		33-25-5	16-126938 UE

NO	DATE	REVISION

JEFF NOEL PETERSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO: C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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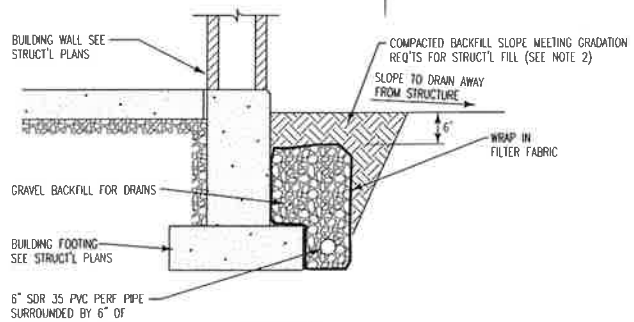
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE DETAILS

SHEET NUMBER: C4.21



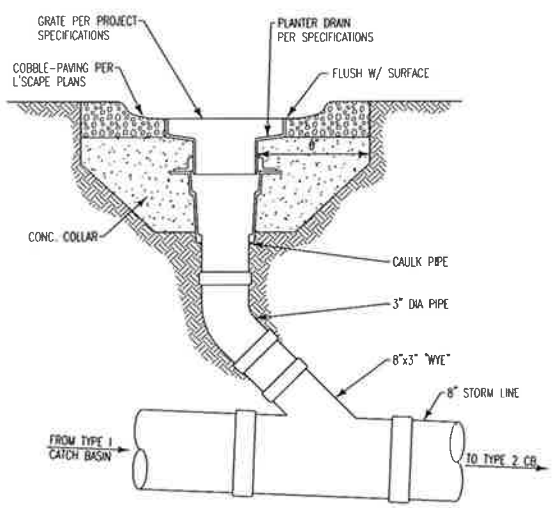
SUBDRAIN PIPE

1. 6" MINIMUM DIAMETER PERFORATED OR SLOTTED PIPE; TIGHT JOINTS; SLOPED TO DRAIN (6"/100' MIN SLOPE).
2. PERFORATED PIPE HOLES (3/16" TO 1/4" ø) TO BE IN LOWER HALF OF THE PIPE WITH LOWER QUARTER SEGMENT UNPERFORATED FOR WATER FLOW.
3. SLOTTED PIPE TO HAVE 1/8" MAXIMUM WIDTH SLOTS.

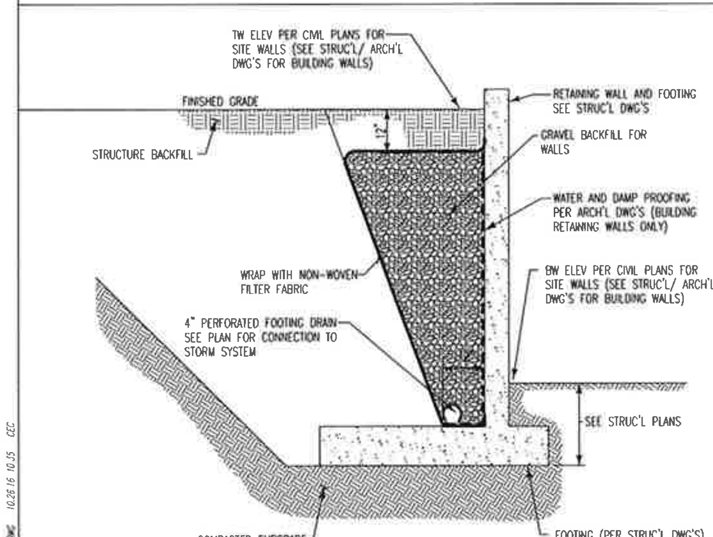
NOTES:

1. SEE ARCHITECTURAL PLANS FOR DRAINAGE GRAVEL BENEATH BUILDING SLAB.
2. PIPE SHALL BE PLACED NO LOWER THAN 3" BELOW BOTTOM OF FOOTING.

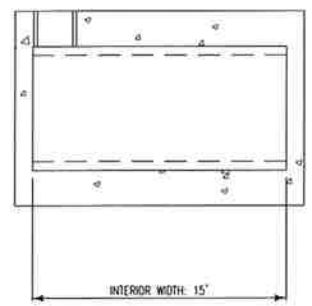
NTS
Footing Drain 1



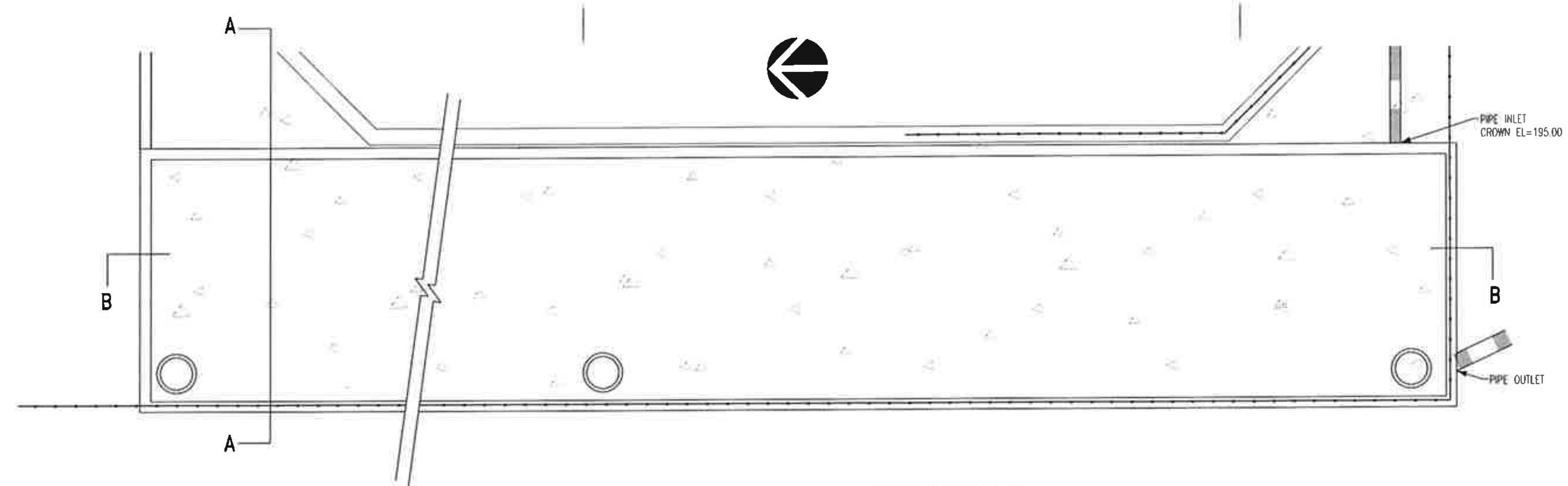
NTS
Planter Drain 5

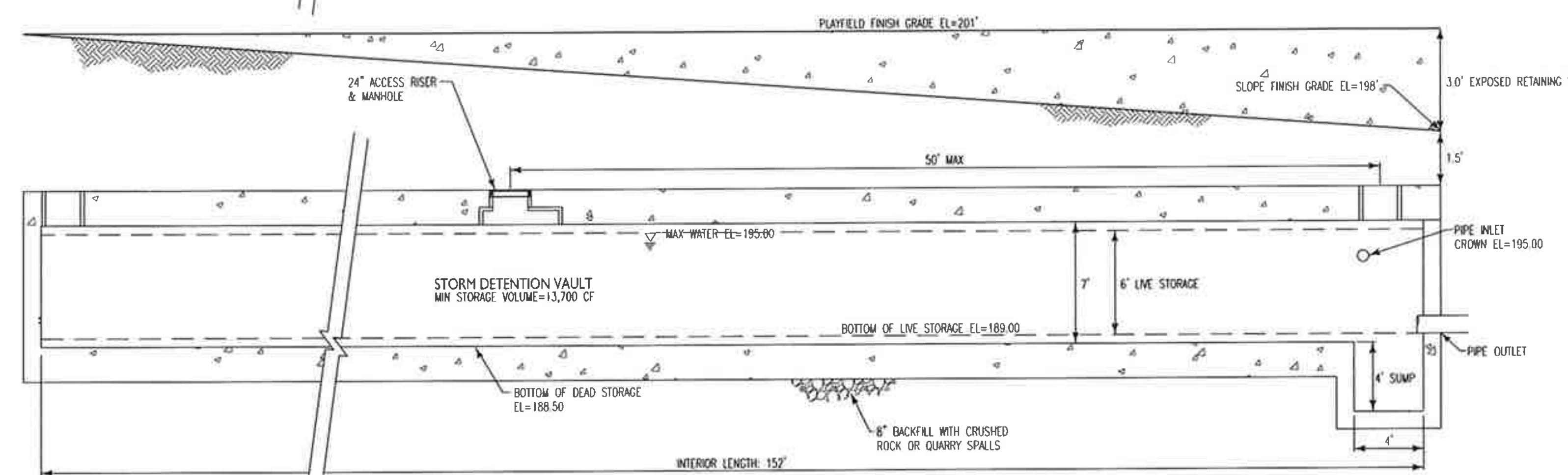


NTS
Wall Footing Drain 9



SECTION A-A
SCALE: 1"=2'



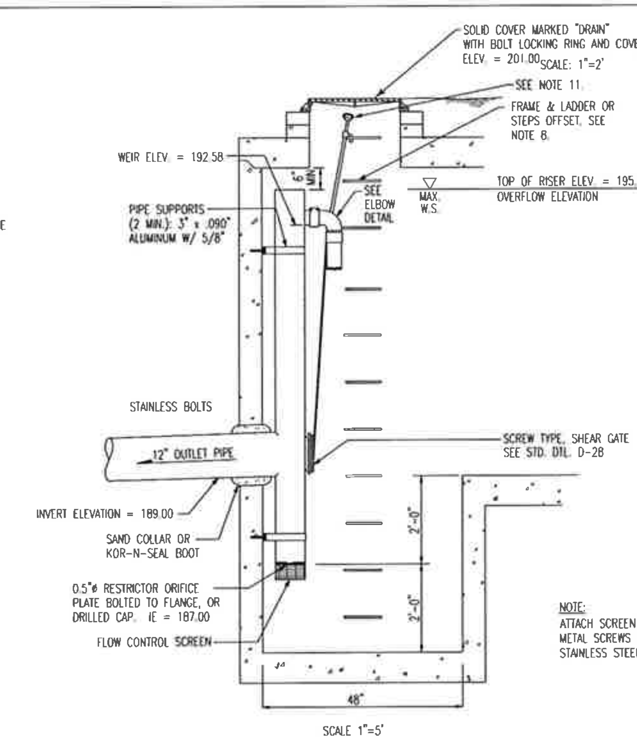


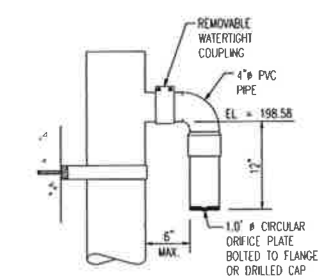
SECTION B-B

NTS
Detention Vault (North) Section 8

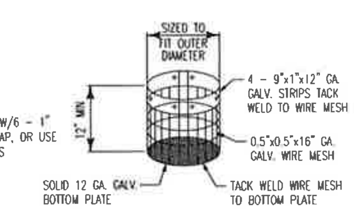
NOTES:

1. PIPE SIZES, INVERT ELEVATIONS, ORIFICE SIZES, OVERFLOW ELEVATIONS AND SLOPES; PER ENGINEER APPROVED STAMPED PLANS.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INLETS.
3. PIPE SUPPORTS AND RESTRICTOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 5/8" DIAMETER STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
4. THE RESTRICTOR SHALL BE FABRICTED FROM 0.060" ALUMINUM, PVC, CPE, OR HDPE PIPE PER THESE ENGINEERING STANDARDS.
5. OUTLET SHALL BE CONNECTED TO STORM DRAINAGE PIPE WITH SUITABLE COUPLER OR GROUTED INTO THE BELL OF CONCRETE PIPE.
6. THE VERTICAL RISER STEM OF THE RESTICTOR SHALL BE THE SAME DIAM. AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAM. VERTICLE RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE.
7. FRAME AND LADDER OR STEPS OFFSET SO THAT:
   A. SCREW TYPE SHEAR GATE IS VISIBLE FROM TOP.
   B. CLIMB DOWN SPACE IS CLEAR OF RISER AND SCREW TYPE SHEAR GATE.
   C. FRAME IS CLEAR OF CURB.
8. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
9. MULTI-ORIFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.
10. SCREW TYPE SHEAR GATE HANDLE SHALL BE ATTACHED TO LADDER/STEP LOCATED WITHIN 24" ACCESS SECTION. SEE STANDARD DETAIL D-29 FOR INSTALLATION.
11. IF NOTCHED WEIR IS USED IN LIEU OF ELBOW, BAFFLE SHALL NOT OBSTRUCT ACCESS TO THE STRUCTURE.
12. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS, FRAMES AND PIPE PENETRATIONS.
13. USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
14. SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE.
15. NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.



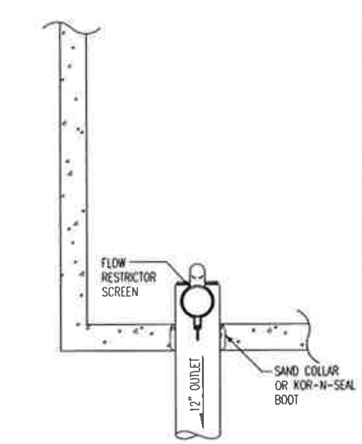


ELBOW DETAIL
SCALE 1"=1'



NOTE:
ATTACH SCREEN CMP CROSS W/6 - 1" METAL SCREWS - 2 PER STRAP, OR USE STAINLESS STEEL PIPE CLAMPS

FLOW CONTROL SCREEN
NOT TO SCALE



PLAN
SCALE 1"=2'

COB STD DTL D-26
Flow Control Structure 12

GRID G-7	33-25-5	16-126938 UE

NO	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 38836 — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
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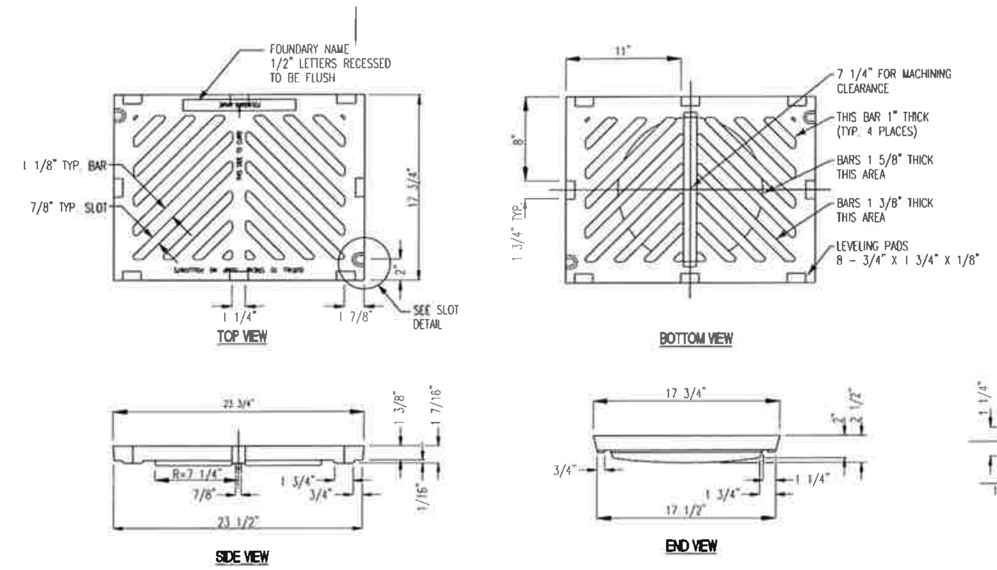
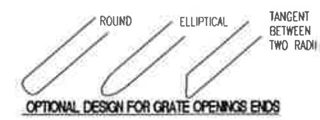
SHEET TITLE:
STORM DRAINAGE DETAILS

SHEET NUMBER:
C4.22

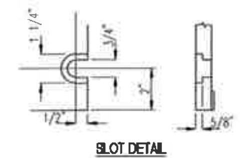


NOTES:

1. SLOT FORMED AND RECESSED FOR 5/8"-11 NC x 2" SOCKET HEAD (ALLEN HEAD) BOLT.
2. GRATE SHALL BE DUCTILE IRON.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS.
4. USE VANED GRATE IN CURB LINE.
5. USE FRAME SHOWN IN STANDARD DETAIL D-9.
6. ALL GRATES SHALL HAVE LOCKING BOLTS.

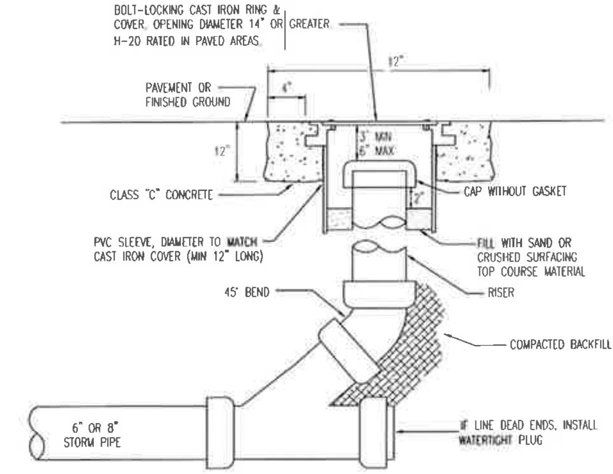


OPTIONAL DESIGN FOR GRATE OPENINGS ENDS



SLOT DETAIL
SEE NOTE 1

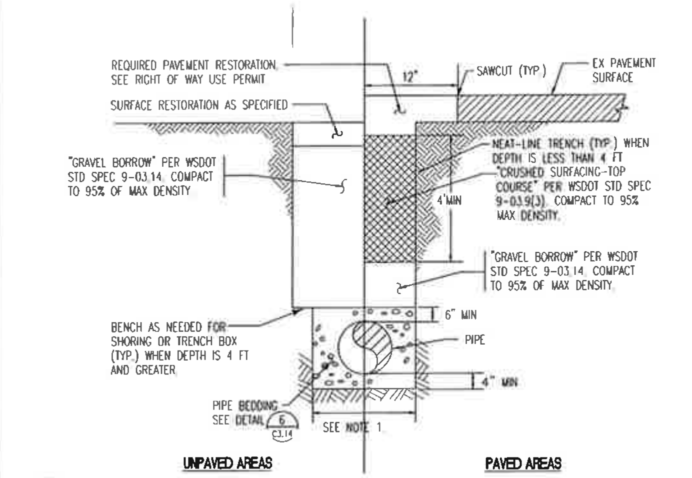
COB STD DTL D-07
Parking Lot/ Area Grate 2



NOTES:

1. CAST IRON COVER SHALL READ "DRAIN".
2. LOCKING BOLTS FOR COVER SHALL BE 5/8" -11 NC STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG.
3. 14" BOLT-LOCKING COVER SHALL BE EQUAL TO INLAND FOUNDRY NO. 209.

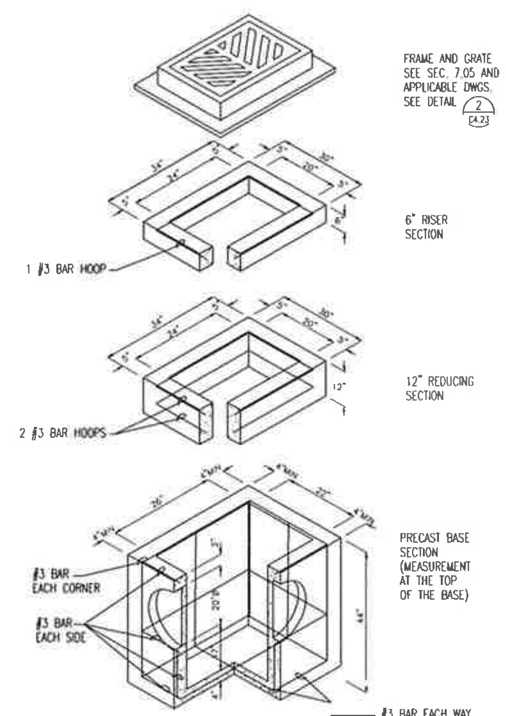
COB STD DTL D-52
Cleanout 3



NOTES:

1. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE
   - 30" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.
   - O.D. PLUS 16" FOR PIPE LARGER THAN 12" NOMINAL DIAMETER.

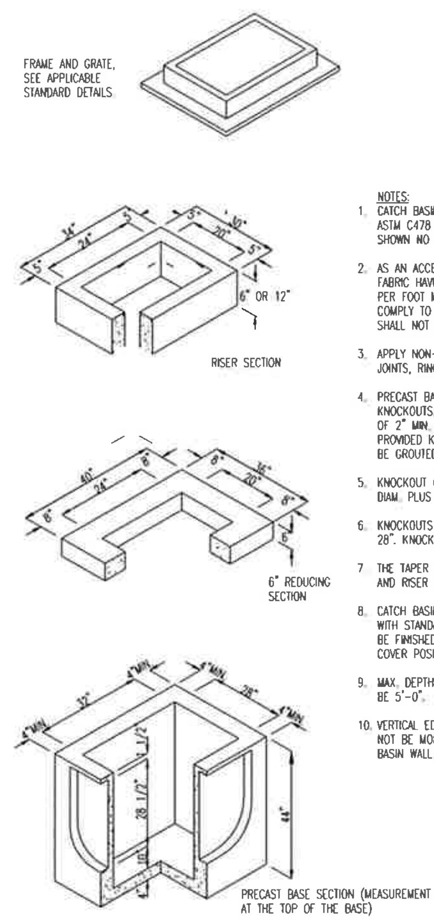
COB STD DTL D-25
Typical Trench Detail 4



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIA PLUS CATCH BASIN WALL THICKNESS.
6. ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX DIA OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE MAX DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 4'-0".
8. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
9. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
10. FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISER.
11. EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

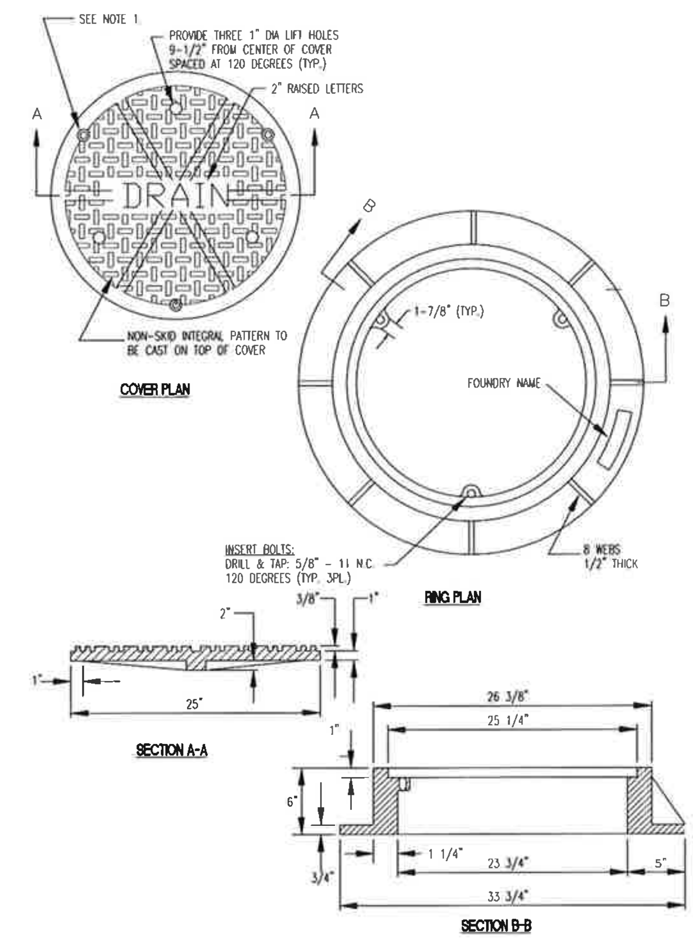
COB STD DTL D-02
Catch Basin Type I 9



NOTES:

1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M 199) & C890 UNLESS OTHERWISE SHOWN NO PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (AASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
3. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF ALL JOINTS, RINGS, RISERS AND FRAMES.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT.
5. KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
6. KNOCKOUTS MAY BE ON ALL 4 SIDES WITH MAX. DIAM. OF 28". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
7. THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
8. CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
9. MAX. DEPTH FROM FINISHED GRADE TO PIPE INVERT SHALL BE 5'-0".
10. VERTICAL EDGE OF REDUCING SECTION OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

COB STD DTL D-03
Catch Basin Type I-L 10



COVER NOTES:

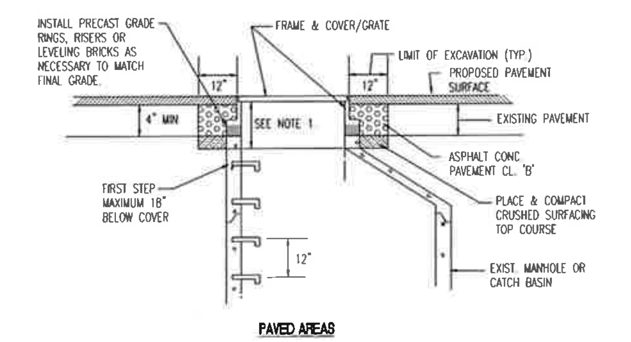
1. USE WITH THREE LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG. DRILL HOLES SPACED 120°, TO MATCH HOLES IN RING.
2. COVER MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF COVER IS 150 LBS.
5. RATING - H20.

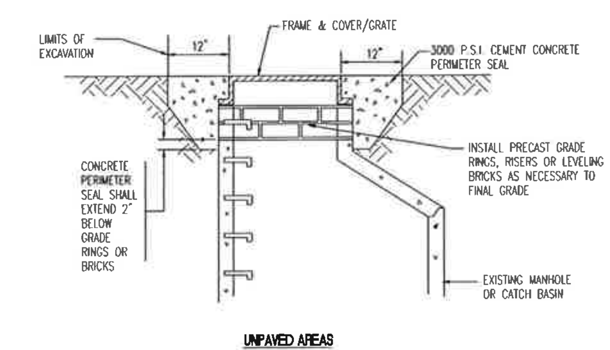
RING NOTES:

1. DRILL AND TAP THREE 5/8"-11 NC HOLES THROUGH RING AT 120°.
2. RING MATERIAL IS GREY IRON, ASTM A-48 CLASS 30.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF RING IS 215 LBS.
5. RATING - H20.

OLYMPIC FOUNDRY MH30AD/T , OR EQUAL

COB STD DTL D-22
24" Bolt Locking Manhole Ring and Cover 11





COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.

NOTES:

1. WHERE DEPTH OF NECK EXCEEDS 24 INCHES, ADJUST MANHOLE/CATCH BASIN TO GRADE BY INSERTING NEW BARREL SECTION BETWEEN THE CONE/SLAB AND EXISTING BARREL.
2. GRADE RINGS, RISERS AND BRICK SHALL BE SET IN 3/4" NON-SHRINK GROUT, PLASTER SMOOTH INSIDE AND OUT.
3. STEPS OR HAND HOLDS SHALL BE ADDED AS NEEDED.
4. PRECAST GRADE RINGS AND RISERS MUST BE CAST WITH GROOVE TO ALLOW FIELD INSTALLATION OF SAFETY STEP.
5. REPLACE EXISTING FRAME AND COVER/GRATE IF NON-STANDARD.

COB STD DTL D-23
Manhole/ Catch Basin Adjustment 12

GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

CPL NO. C140318.01
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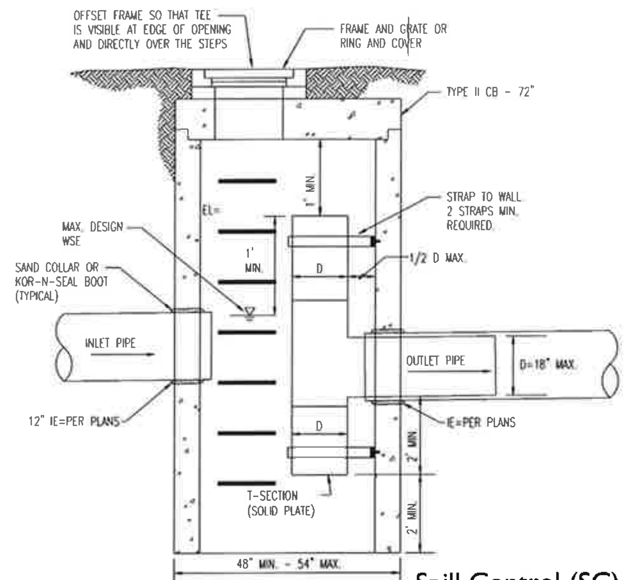
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE DETAILS

SHEET NUMBER: C4.23

NOTES:

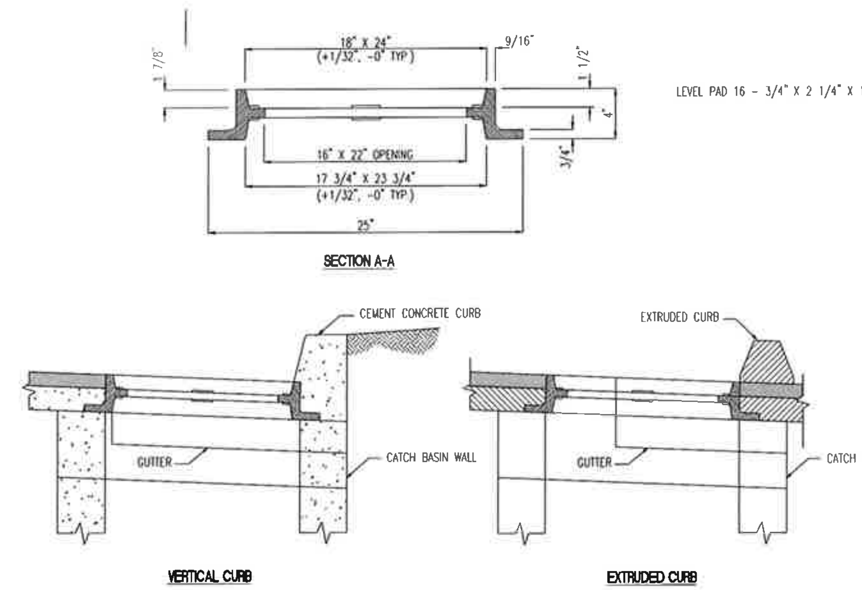
1. MAX. OUTLET PIPE DIAMETER IS 18 INCHES. VERTICAL RISER SECTION SHALL BE ALIGNED PLUMB VERTICALLY. HORIZONTAL SECTION SHALL MATCH OUTLET PIPE SLOPE.
2. ALL METAL PARTS AND SURFACES MUST BE CORROSION RESISTANT. STEEL HARDWARE SHALL BE GALVANIZED. PIPES SHALL BE GALVANIZED, ASPHALT COATED (TREATMENT 1) OR ALUMINIZED. COMPLETE CORROSION PROTECTION MUST BE ASSURED.
3. APPLY NON-SHRINK GROUT TO INSIDE AND OUTSIDE OF JOINTS, RINGS, RISERS AND FRAMES.
4. PENETRATE CARRIER PIPE THROUGH VAULT WALL.
5. USE APPROVED WATERTIGHT STRUCTURE ADAPTOR.
6. SLIP SMOOTH-BORE HORIZONTAL LEG OF FLOW CONTROL TEE INSIDE CARRIER PIPE.
7. NO FLOW CONTROL JOINT OUTSIDE OF STRUCTURE.

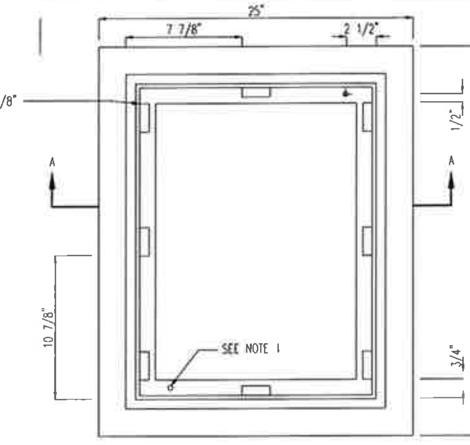


COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.

COB STD DTL D-43

Spill Control (SC) Separator Type II 2





NOTES:

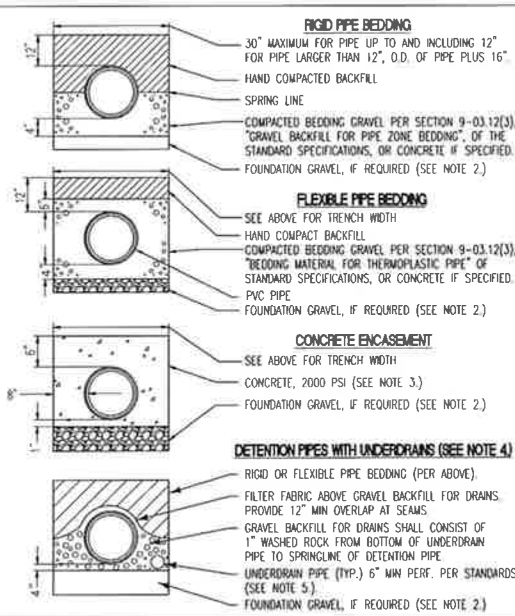
1. DRILL AND TAP FOR, AND PROVIDE, TWO LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG.
2. FRAME MATERIAL IS CAST IRON PER ASTM A48 CLASS 30 OR BETTER.
3. SET FRAME TO GRADE AND CONSTRUCT ROAD AND GUTTER TO BE FLUSH WITH FRAME.

COB STD DTL D-09

Standard Frame Installation 4

NTS

Not Used 5

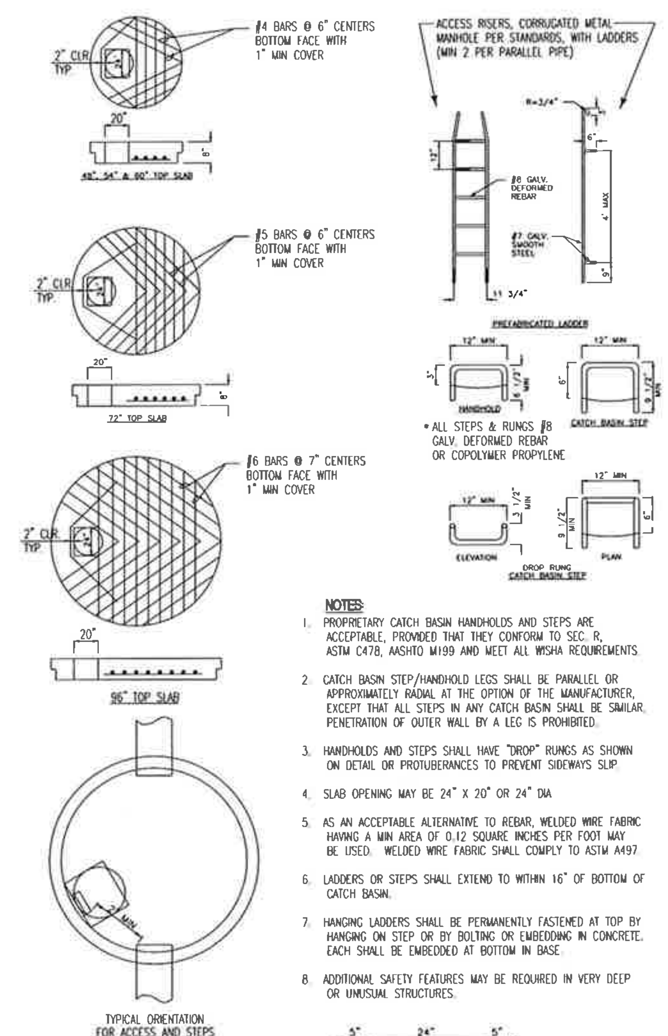


NOTES:

1. COMPACTED CRUSHED SURFACING TOP COURSE SECTION 9-03.9(3), "CRUSHED SURFACING", OF THE STANDARD SPECIFICATIONS CAN ALSO BE USED AS BEDDING GRAVEL.
2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH FOUNDATION GRAVEL PER SECTION 9-03.9(1), "BALLAST", OF THE STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.
4. PROVIDE CLEANOUTS ON UNDERDRAIN PIPE, EVERY 100 FEET, AND AT BENDS OR JUNCTIONS.

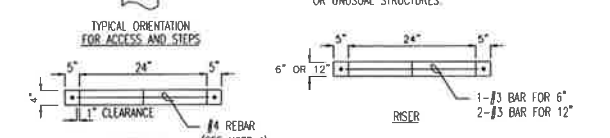
COB STD DTL D-46

Pipe Bedding 6



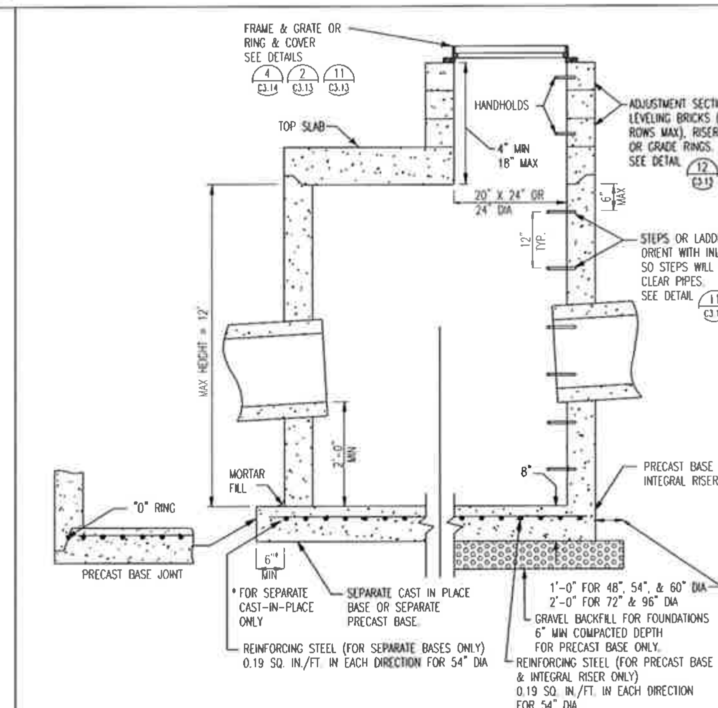
NOTES:

1. PROPRIETARY CATCH BASIN HANDHOLDS AND STEPS ARE ACCEPTABLE, PROVIDED THAT THEY CONFORM TO SEC. R, ASTM C478, AASHTO M199 AND MEET ALL WISHA REQUIREMENTS.
2. CATCH BASIN STEP/HANDHOLD LEGS SHALL BE PARALLEL OR APPROXIMATELY RADIAL AT THE OPTION OF THE MANUFACTURER, EXCEPT THAT ALL STEPS IN ANY CATCH BASIN SHALL BE SIMILAR. PENETRATION OF OUTER WALL BY A LEG IS PROHIBITED.
3. HANDHOLDS AND STEPS SHALL HAVE "DROP" RUNGS AS SHOWN ON DETAIL OR PROTUBERANCES TO PREVENT SIDEWAYS SLIP.
4. SLAB OPENING MAY BE 24" X 20" OR 24" DIA.
5. AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497.
6. LADDERS OR STEPS SHALL EXTEND TO WITHIN 16" OF BOTTOM OF CATCH BASIN.
7. HANGING LADDERS SHALL BE PERMANENTLY FASTENED AT TOP BY HANGING ON STEP OR BY BOLTING OR EMBEDDING IN CONCRETE. EACH SHALL BE EMBEDDED AT BOTTOM IN BASE.
8. ADDITIONAL SAFETY FEATURES MAY BE REQUIRED IN VERY DEEP OR UNUSUAL STRUCTURES.



COB STD DTL D-05

Catch Basin Ladder, Step and Top Slab Details 11



NOTES:

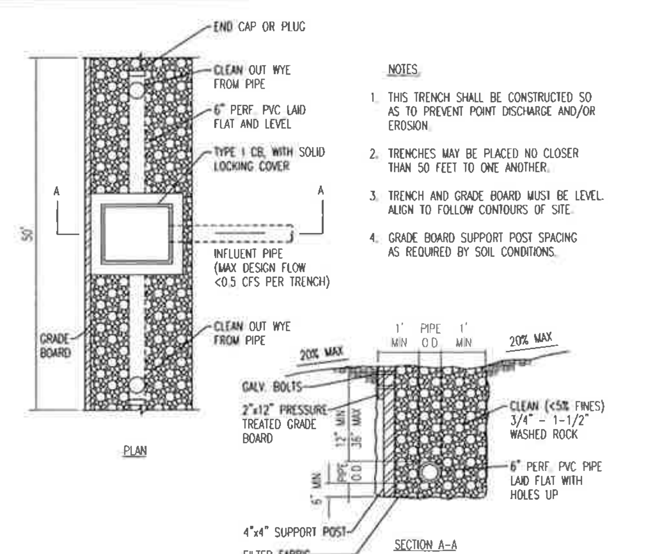
1. CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478 (AASHTO M199) AND ASTM C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
2. HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN CLEARANCE. STEPS IN CATCH BASIN SHALL HAVE 6" MIN CLEARANCE. SEE STD. DTL. NO. D-5, AND 10/C4.11 CATCH BASIN DETAILS. HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN OF ONE HANDHOLD BETWEEN THE LAST STEP AND TOP OF THE FINISHED GRADE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2" MIN. ALL UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIA PLUS CATCH BASIN WALL THICKNESS. MAX HOLE SIZE SHALL BE 36" FOR 48" CATCH BASIN, 42" FOR 54" C.B., 48" FOR 60" C.B., 60" FOR 72" C.B., 84" FOR 96" C.B. MIN DISTANCE BETWEEN HOLES SHALL BE 8" FOR 48", 54", AND 60" C.B.; 12" FOR 72" AND 96" C.B.
6. CATCH BASIN FRAMES AND GRATES OR COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 OF THE STANDARD SPECIFICATIONS. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1" MIN CLEARANCE.
8. MIN SOIL BEARING VALUE SHALL EQUAL 3,300 POUNDS PER SQUARE FOOT.
9. FOR DETAILS SHOWING LADDER, STEPS, HANDRAILS AND TOP SLABS, SEE STD. DTL. NO. D-5.
10. SEE THE STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.
11. MORTAR SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING RINGS, TOP OF TOP SLAB, AND BOTTOM OF IRON RING.

COB STD DTL D-04

Catch Basin Type II 12

NTS

Not Used 9



NOTES:

1. THIS TRENCH SHALL BE CONSTRUCTED SO AS TO PREVENT POINT DISCHARGE AND/OR EROSION.
2. TRENCHES MAY BE PLACED NO CLOSER THAN 50 FEET TO ONE ANOTHER.
3. TRENCH AND GRADE BOARD MUST BE LEVEL. ALIGN TO FOLLOW CONTOURS OF SITE.
4. GRADE BOARD SUPPORT POST SPACING AS REQUIRED BY SOIL CONDITIONS.

NTS

Dispersal Trench Detail 10

GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO.	C140318.01
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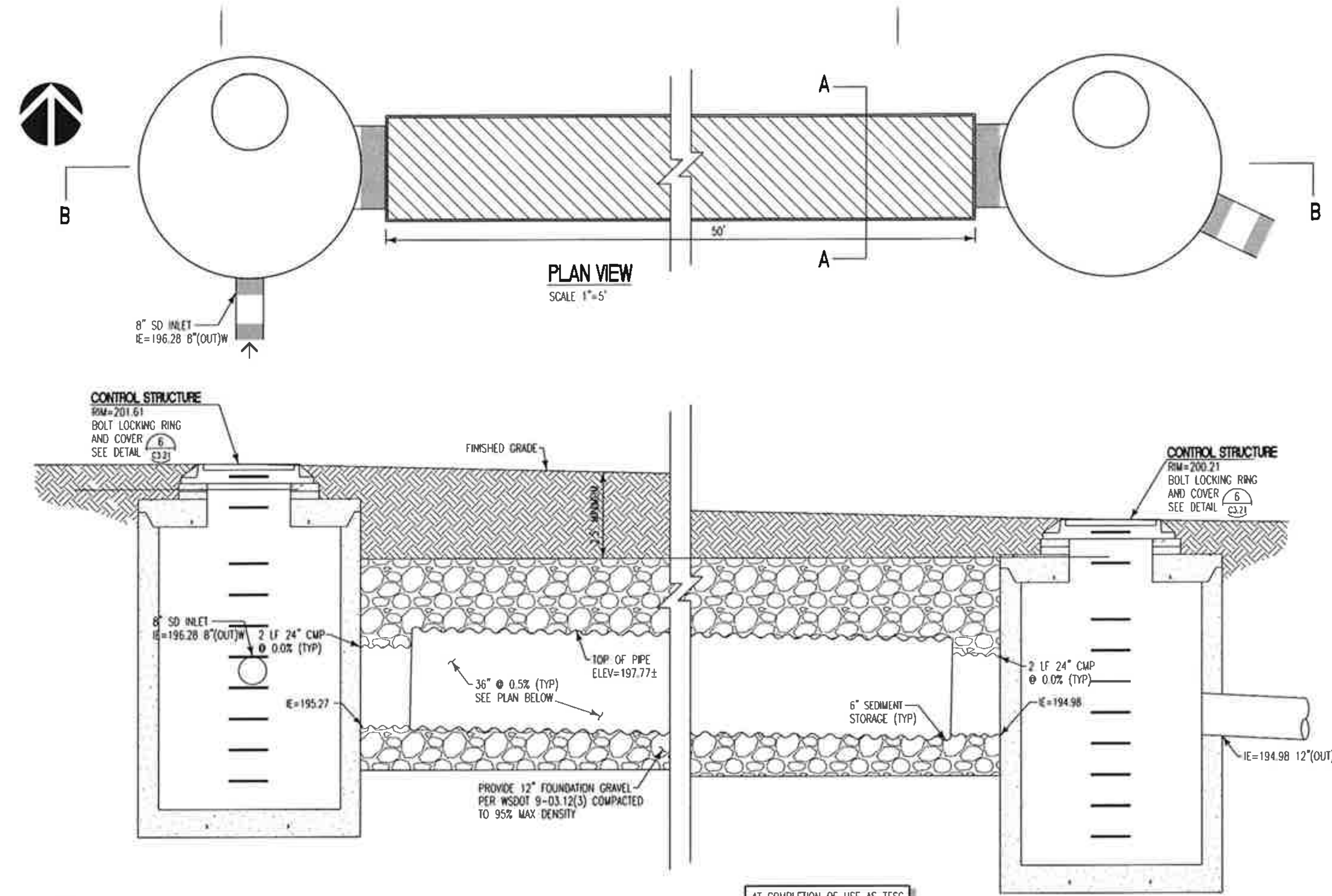
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: STORM DRAINAGE DETAILS

SHEET NUMBER: C4.24

Not Used
Not Used 1

Not Used
Not Used 2



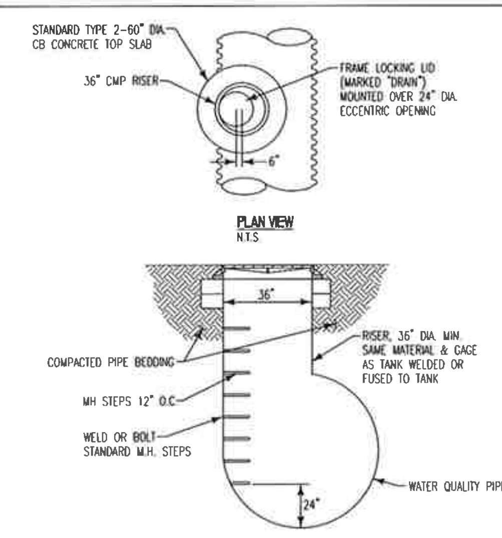
AT COMPLETION OF USE AS TESC CONTROL DEVICE, ENTIRE STORM SYSTEM TO BE MECHANICALLY CLEANED.

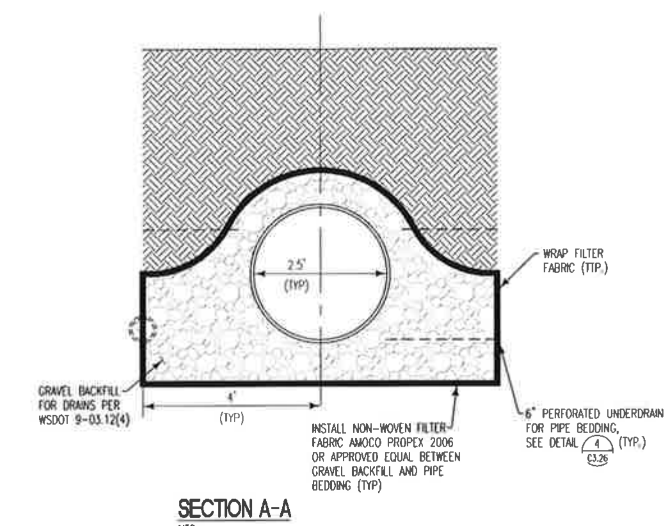
NOTES:

1. NEOPRENE GASKETS REQUIRED AT ALL CMP AND CPE PIPE JOINTS.
2. ALL METAL PARTS SHALL BE CORROSION RESISTANT. STEEL PARTS SHALL BE GALVANIZED AND ASPHALT COATED (TREATMENT 1 OR BETTER). ALUMINIZED STEEL IS ACCEPTABLE.
3. IN AREAS WITH VEHICULAR TRAFFIC, PROVIDE TRAFFIC BEARING ACCESS (HS-20) OVER CORRUGATED METAL MANHOLE, PER STANDARDS.
4. CONTRACTOR SHALL PROVIDE AS-BUILT DIMENSIONS OF THE TANK PRIOR TO ACCEPTANCE.
5. PIPE THICKNESS MAY BE GAUGE-16.

Not Used
Not Used 5

NTS
Not Used 6





Not Used
Not Used 9

NTS
Not Used 10

Not Used
Water Access Riser 11

NTS
Water Quality Pipes 12

GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

JEFFE NOEL PETERSON — STATE OF WASHINGTON — 38336 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

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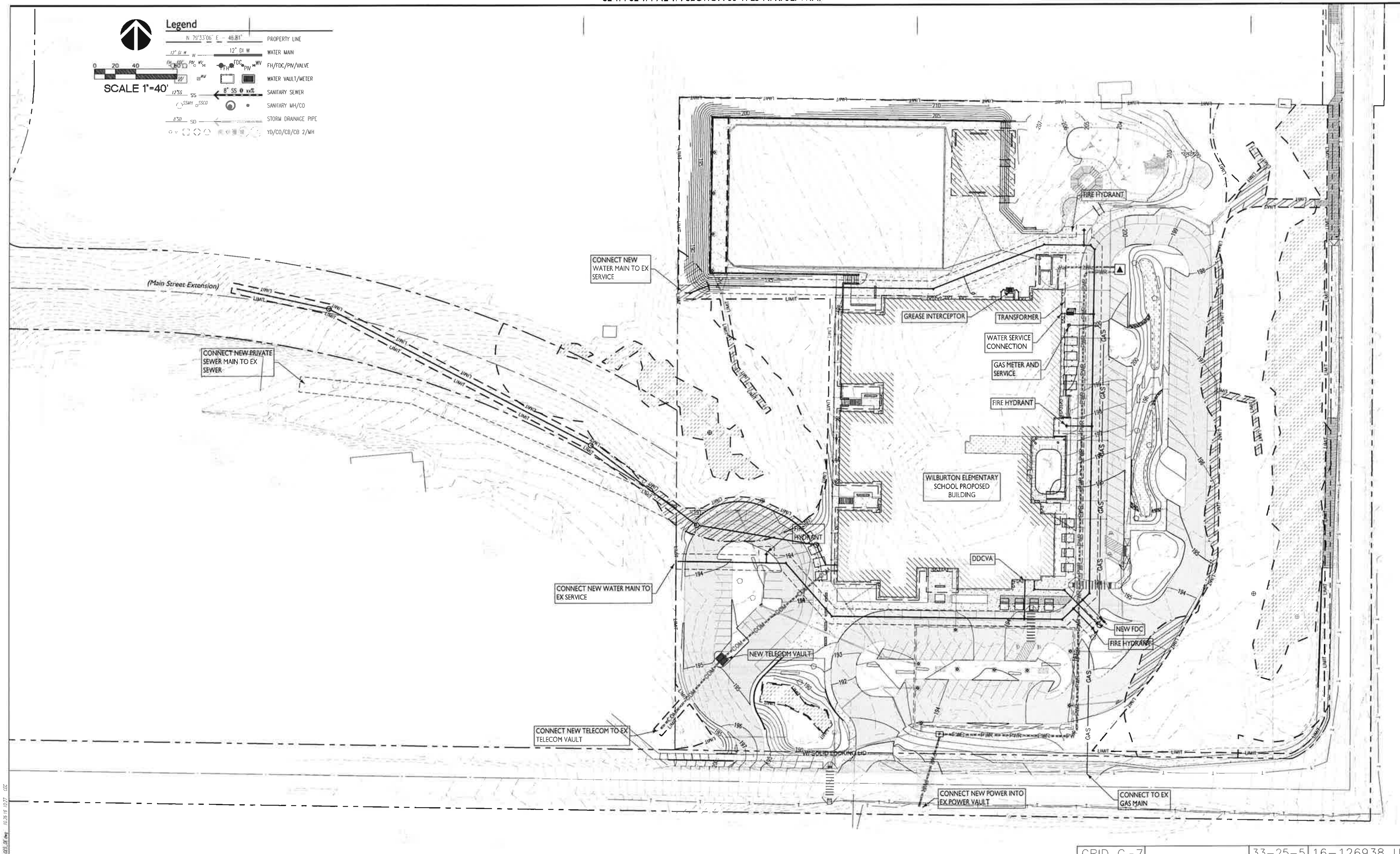
Bellevue School District
WILBURTON
ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
STORM DRAINAGE
DETAILS

SHEET NUMBER:
C4.25

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.



GRID G-7		33-25-5	16-126938 UE

NO.	DATE	REVISION

KEY MAP

CPL NO. C140318.01
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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
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SHEET TITLE
OVERALL UTILITY PLAN

SHEET NUMBER
C5.00

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

COB STANDARD DETAILS			
STRUCTURE	CITY DETAIL	DETAIL	SYMBOL
SSCO	S-16	5 / S-20	●
STANDARD MH	S-1	7 / S-20	
HYDRANT ASSEMBLY	W-13	12 / S-20	

Legend

- N 79°33'06" E - 46.81' — PROPERTY LINE
- 12" DI W — WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER
- 8" SS — SANITARY SEWER
- SANITARY MH/CO
- 8"SD — STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

SCALE 1"=20'

(2) 22-1/2" BEND (MJ) W/THRUST BLOCKING

15' PUBLIC WATER MAIN EASEMENT RECORDING NUMBER TO BE DETERMINED

218 LF 8" DI CL52 (PUBLIC)

20 LF 8" DI CL52 (PUBLIC)

CONNECT TO EX 8" WATER MAIN
(1)8" BLOWOFF REMOVAL
(1)8" TEE (FLxMJ)
(1)8" CAP (FL)
(1)8" GATEVALVE (FLxMJ)

20' PIPE CASING PER COB STD DTL W-4 SEE DETAIL 5 / S-21

(1) 22-1/2" BEND (MJ) W/THRUST BLOCKING

4" AIR AND VACUUM RELEASE VALVE ASSEMBLY PER COB STD DTL W-16 SEE DETAIL 12 / S-21

1,500 GALLON GREASE INTERCEPTOR RIM=201.00 SEE DETAIL 12 / S-22

3" GREASE VENTS

4" DOMESTIC WATER SERVICE CONNECTION: SEE MECHANICAL PLANS FOR CONTINUATION.

3" DOMESTIC METER ASSEMBLY PER COB STD DTL W-33 SEE DETAIL 11 / S-21

GAS METER AND REGULATOR TO BE COORDINATED W/PSE.

FFE=201.0

FIRE HYDRANT ASSEMBLY PER COB STD DTL W-13
15 LF 6" DI CL52 SPOOL

(1) 22-1/2" BEND (MJ) W/THRUST BLOCKING

15 LF 6" DI CL52

(2) 45° BEND (MJ) W/THRUST BLOCKING

39 LF 8" DI CL52 (PUBLIC)

116 LF 8" DI CL52 (PUBLIC)

7 LF 8" DI CL52 (PUBLIC)

65 LF 8" DI CL52 (PUBLIC)

10'x10' UTILITY TRANSFORMER W/3' PAD WORKING CLEARANCE

19 LF 4" DI CL52

(1) 8"x4" TEE (MJ)
(2) 8" GATE VALVE (FLxMJ)
(1) 4" GATE VALVE (FLxMJ)

104 LF 6" DI CL52 (PUBLIC)

GAS

(1) 4" PSE

FIRE HYDRANT ASSEMBLY PER COB STD DTL W-13
25 LF 6" DI CL52

25 LF 6" DI CL52

See Sheet Cx.03

See Sheet Cx.02

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

KEY MAP

CPL NO: C140318.01
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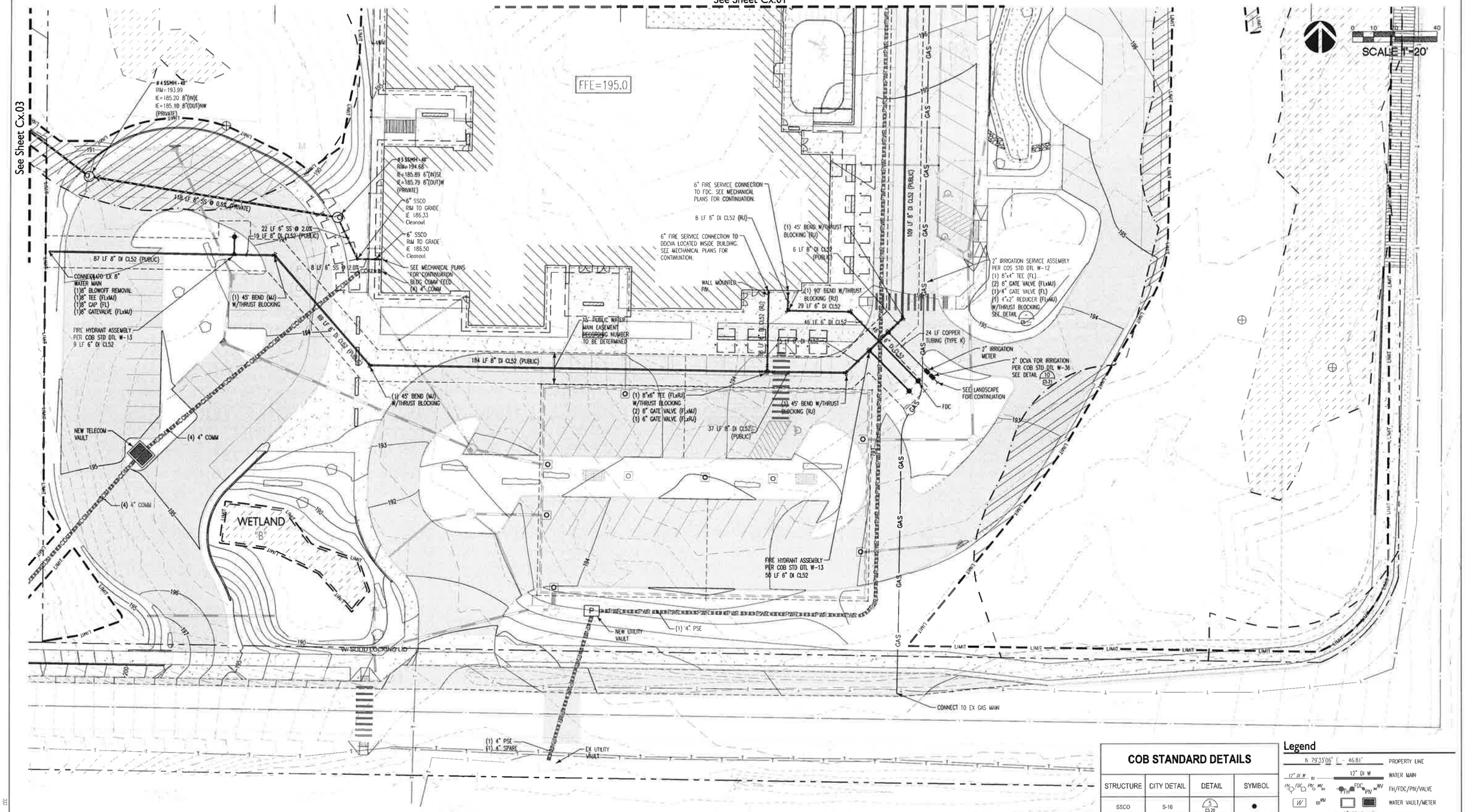
SHEET TITLE: UTILITY PLAN NORTH

SHEET NUMBER: C5.01

SE 1/4 SE 1/4 NE 1/4 SECTION 33 T. 25 N. R. 5E. W.M.

See Sheet Cx.01

See Sheet Cx.03



COB STANDARD DETAILS			
STRUCTURE	CITY DETAIL	DETAIL	SYMBOL
SSCO	S-16	5 C-2.20	●
STANDARD MH	S-1	7 C-2.20	
HYDRANT ASSEMBLY	W-13	12 C-2.30	

Legend

- N 79°33'06" E - 46.81' — PROPERTY LINE
- 12" DI W — WATER MAIN
- FH/FDC/PV/VALVE
- WATER VAULT/METER
- 8" SS @ xx% — SANITARY SEWER
- SANITARY MH/CO
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

KEY MAP

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Bellevue School District

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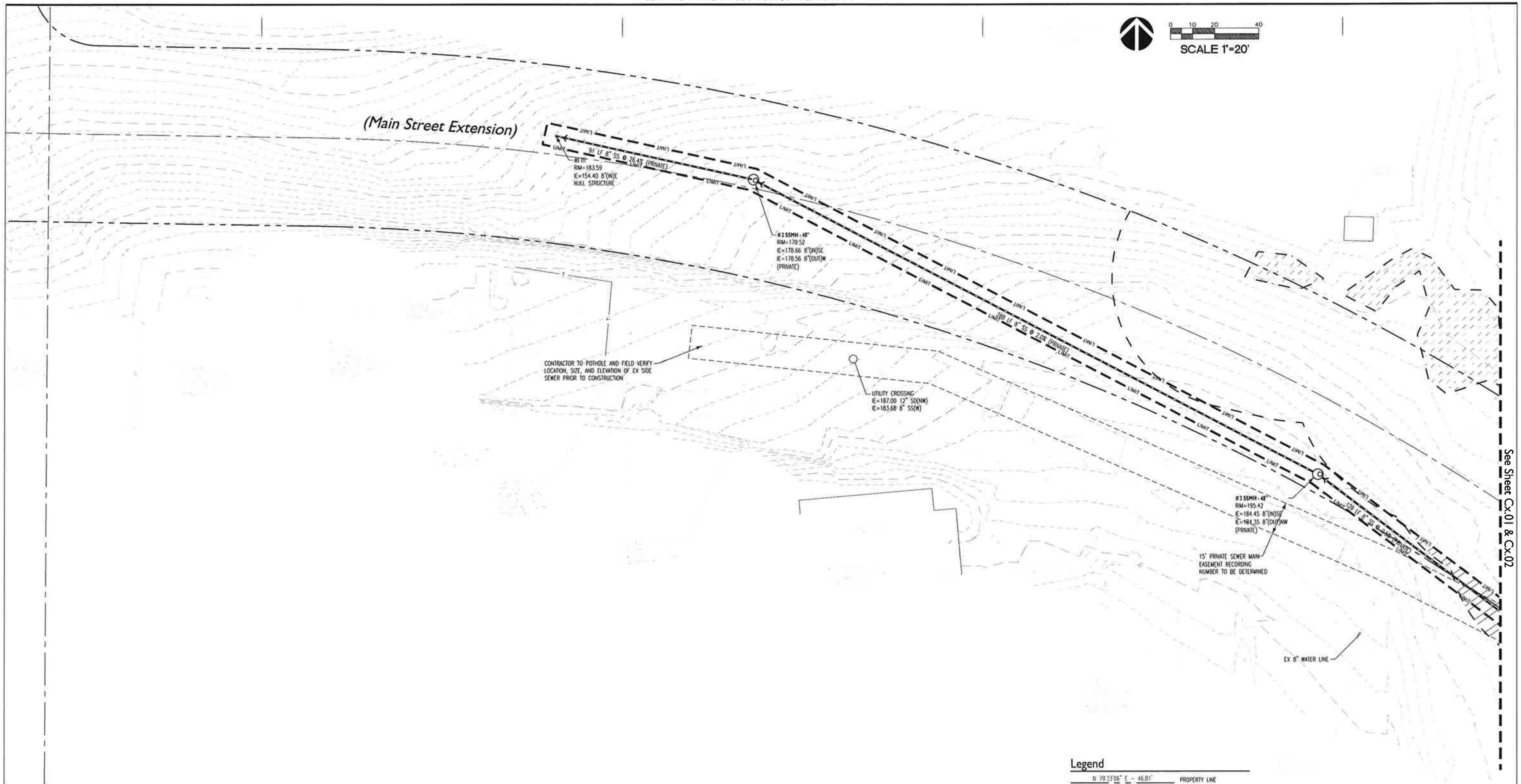
SHEET TITLE: UTILITY PLAN SOUTH

SHEET NUMBER: C5.02



COB Standard Details

STRUCTURE	COB DETAIL	PLAN DETAIL
STANDARD MANHOLE	S-1	7/C4.10
SSCO	S-16	5/C4.10
HYDRANT ASSEMBLIES	W-13	12/C4.10

Legend

N 79°33'06" E - 46.81'	PROPERTY LINE
12" DI W	WATER MAIN
FH/FDC/PIV/WV	FH/FDC/PIV/VALVE
W / WM	WATER VAULT/METER
12"SS / 8" SS @ xx%	SANITARY SEWER
SSMH / SSCO	SANITARY MH/CO
8"SD	STORM DRAINAGE PIPE
	YD/CO/CB/CB 2/MH

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

KEY MAP

CPL NO: C140318.01
FILE: -
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Bellevue School District
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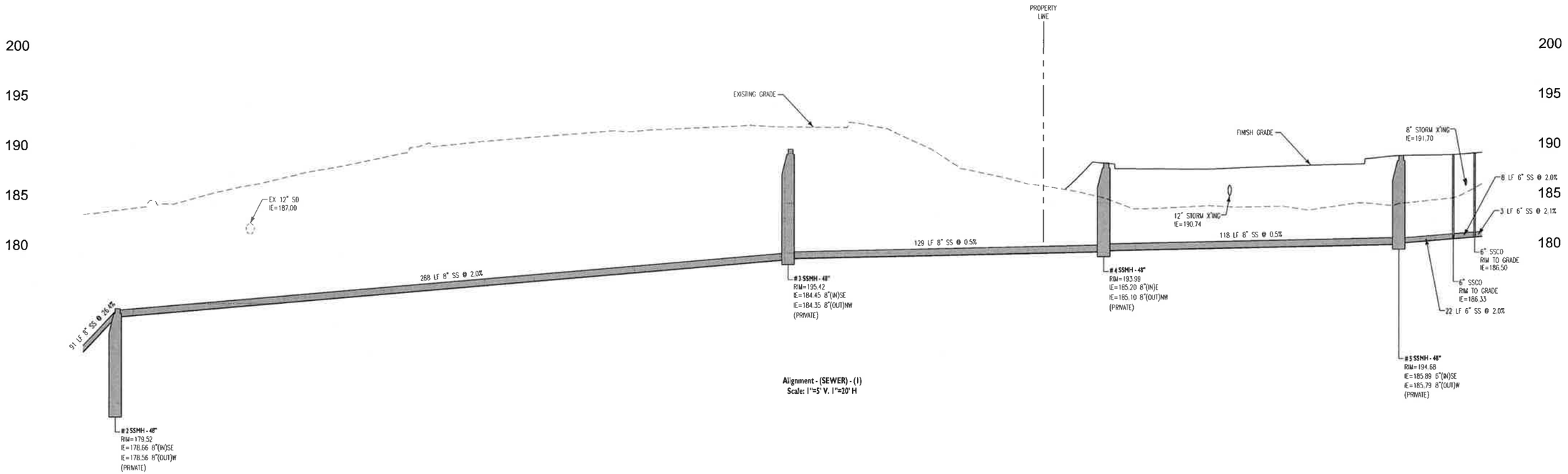
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE:
UTILITY
PLAN WEST

SHEET NUMBER:
C5.03



Scale: 1"=5' V. 1"=20' H

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

OPR. NO: C140318.01
FILE: -
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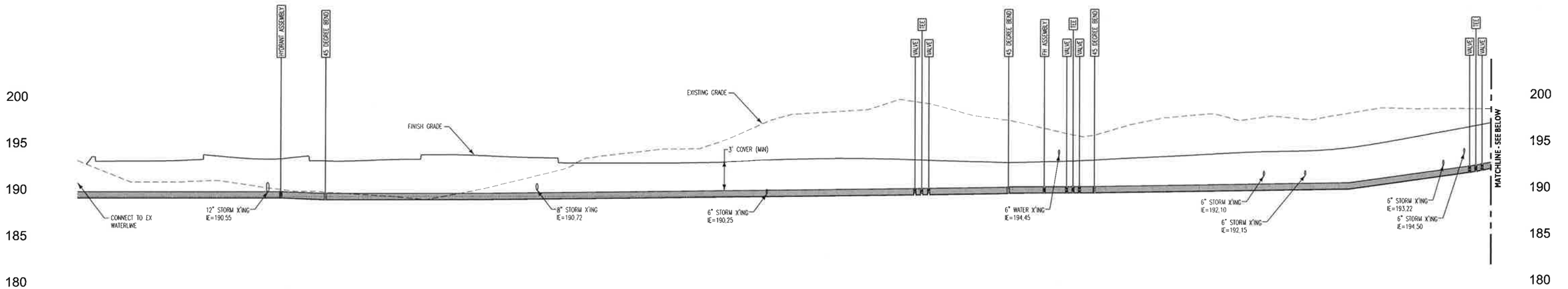
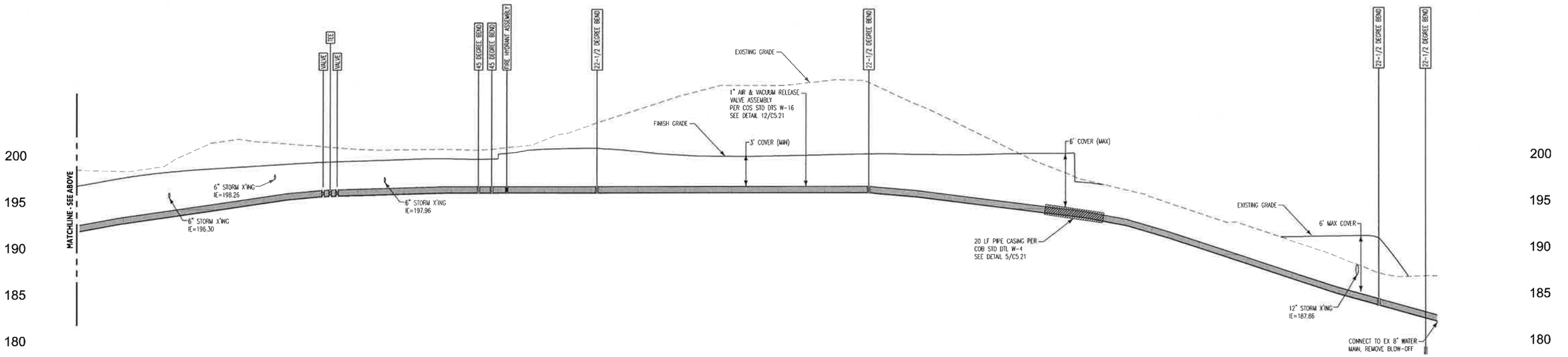
SHEET TITLE: SEWER PROFILES

SHEET NUMBER: C5.10



Water
Scale: 1"=5' V. 1"=20' H



Water
Scale: 1"=5' V. 1"=20' H

Scale: 1"=5' V. 1"=20' H

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION

JEFF NOEL PORTER — STATE OF WASHINGTON — 20936 — REGISTERED PROFESSIONAL ENGINEER

CPL NO.	C140318.01
FILE	-
DRAWN	CEC
CHECKED	TBB
DATE	10/26/2016

COUGHLINPORTERLUNDEEN
A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION
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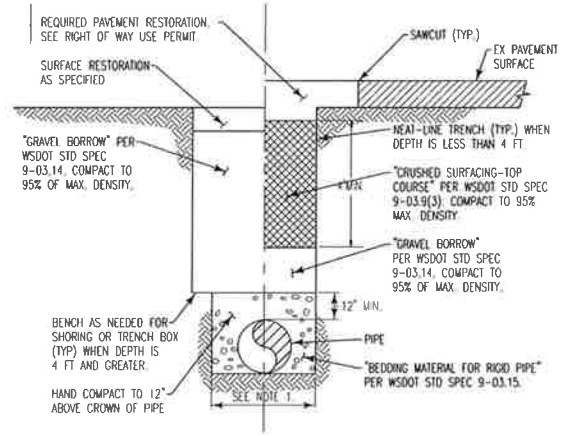
SEATTLE, WA 98104 F: 206/343-5691

Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: WATER PROFILES

SHEET NUMBER: C5.11

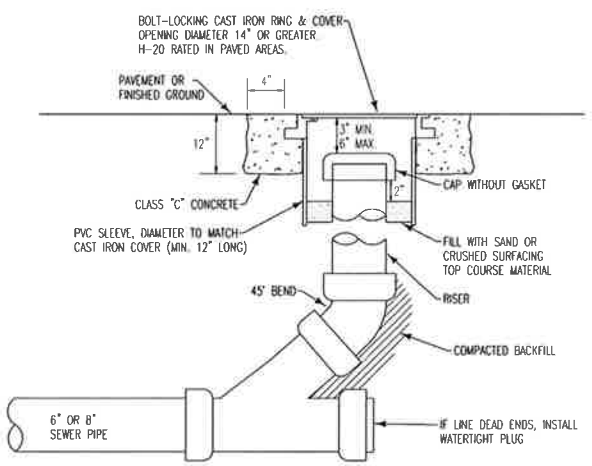


NOTES:

1. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE
   * 30" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.
   * O.D. PLUS 16" FOR PIPE LARGER THAN 12" NOMINAL DIAMETER.

COB STD DTL S-14

Typical Trench 1

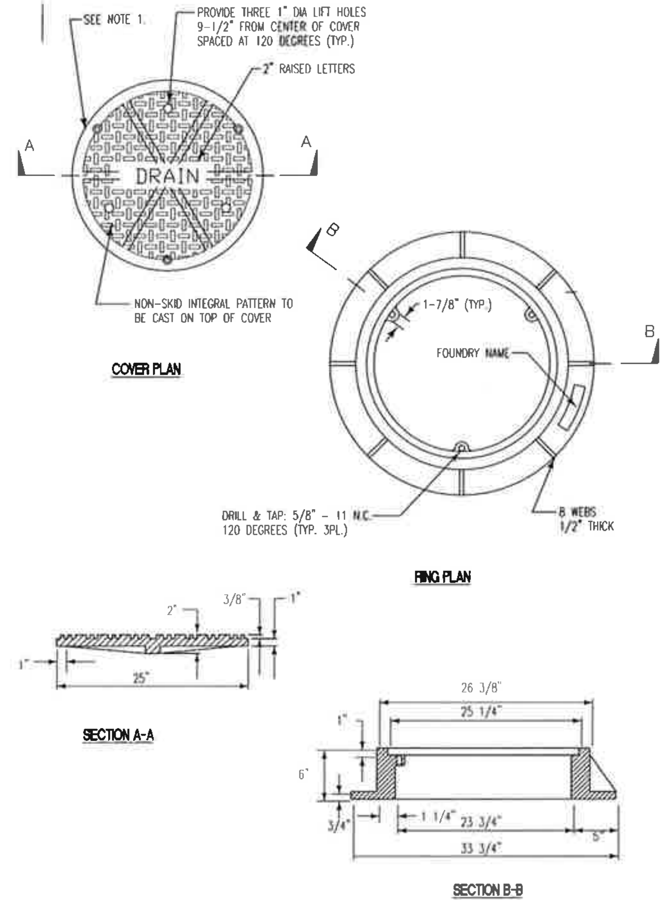


NOTES:

1. CAST IRON COVER SHALL READ "SEWER".
2. LOCKING BOLTS FOR COVER SHALL BE 5/8" -11 NC STAINLESS STEEL TYPE 304 SOCKET (ALLEN) HEAD BOLTS, 2 INCHES LONG.
3. 14" BOLT-LOCKING CAST IRON COVER SHALL BE EQUAL TO INLAND FOUNDRY NO. 209.

COB STD DTL S-16

Clean-out 5



COVER NOTES:

1. USE WITH THREE LOCKING BOLTS 5/8"-11 NC STAINLESS TYPE 304 STEEL SOCKET HEAD (ALLEN HEAD) BOLTS, 2" LONG. DRILL HOLES SPACED 120°, TO MATCH HOLES IN RING.
2. COVER MATERIAL IS DUCTILE IRON ASTM A536 GRADE 80-55-06.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF COVER IS 150 LBS.
5. RATING - H20.

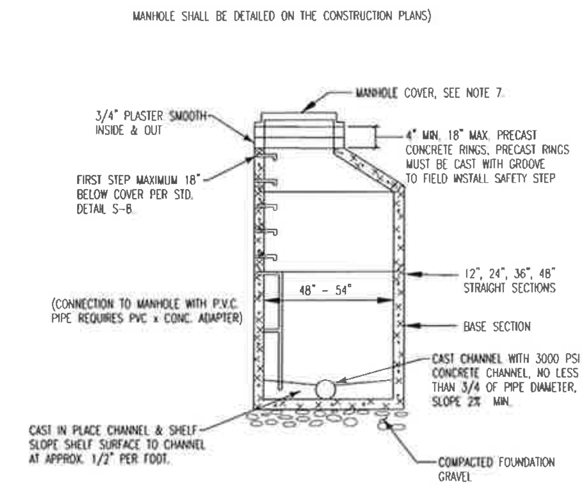
NOTES:
ONLY FOR USE IN EASEMENTS.

RING NOTES:

1. DRILL AND TAP THREE 5/8"-11 NC HOLES THROUGH RING AT 120°.
2. RING MATERIAL IS GREY IRON, ASTM A-48 CLASS 30.
3. SHALL CONFORM TO SEC. 9-05.15 OF THE STANDARD SPECIFICATIONS, AS MODIFIED HEREIN.
4. APPROXIMATE WEIGHT OF RING IS 215 LBS.
5. RATING - H20.

COB STD DTL S-12

24" Bolt Locking Manhole Ring and Cover 6

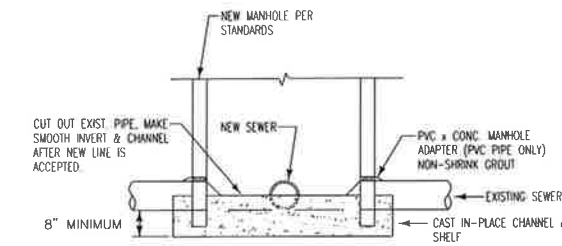


GENERAL NOTES (APPLY TO ALL MANHOLES):

1. PRECAST SECTIONS SHALL BE REINFORCED PER ASTM SPECS FOR CORRESPONDING SEWER PIPE.
2. GALVANIZED OR PLASTIC SAFETY STEPS SHALL BE PER STANDARD DETAIL S-8.
3. STEPS IN PRECAST BASE SECTION MAY BE CAST IN PLACE OR MOVABLE SAFETY LADDER GROUTED IN PLACE. SEE DETAIL S-8.
4. ALL HOLES FOR PIPE SHALL BE BLOCKED OUT AT THE TIME OF CASTING THE SECTION.
5. ALL RUBBER GASKETED MANHOLES SHALL BE FURNISHED WITH RUBBER GASKET JOINT CONFORMING TO ASTM C443.
6. MANHOLES OVER 10' HIGH SHALL BE FURNISHED WITH MIN. 5" WALL.
7. SEE STD. DETAIL NO. S-6 FOR MANHOLE RING AND COVER. (SEE S-7 FOR BOLT-LOCKING COVER.)
8. MANHOLE DIAMETER IN ACCORDANCE WITH CITY OF BELLEVUE UTILITIES ENGINEERING STANDARDS.
9. WHERE AWWA C900 PVC PIPE IS USED, CONNECTION SHALL BE MADE WITH PVC MANHOLE ADAPTER SIZED FOR O.D. OF AWWA C900 PIPE. ADAPTER LENGTH SHALL MATCH OR EXCEED MANHOLE WALL THICKNESS.
10. MORTAR SHALL BE PLACED BETWEEN EACH LEVEL OF ADJUSTING RINGS, TOP OF CONE SECTION, AND BOTTOM OF IRON RING.

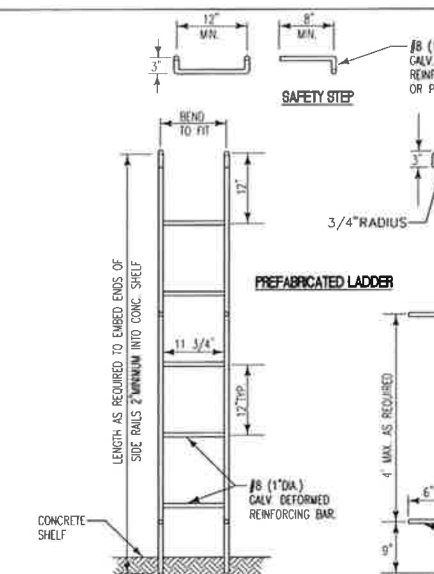
CO DTL S-1

Standard Manhole 7



COB STD DTL S-7

New Manhole On Existing Sewer 4



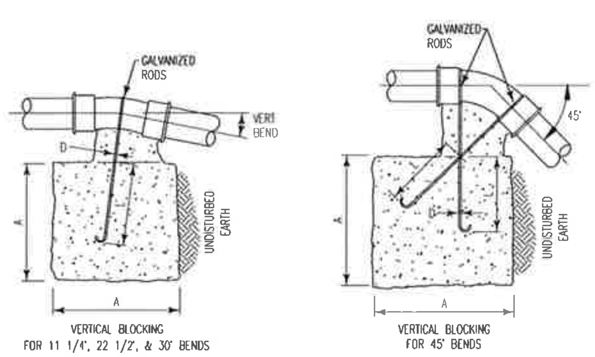
NOTES:
1. DEFORMED REINFORCING BAR SHALL CONFORM TO ASTM A 615. CALVANIZE SHALL CONFORM TO ASTM A 123.
2. PLASTIC STEP SHALL BE POLY-PROPYLENE CONFORMING TO ASTM D-4101 WITH 1/2" ASTM A-615 GRADE 60 STEEL REINFORCING BAR.
3. LANE P-13938, M.A. PS2-PF, OR EQUAL.

COB STD DTL S-13

Ladder And Manhole Step 8

VERTICAL BLOCKING FOR 11 1/4°-22 1/2°-30° BENDS					
PIPE SIZE	V B	CU FT	A	D	L
4"	11 1/4°	8	2.0'	3/4"	1.5'
	22 1/2°	11	2.2'		2.0'
	30°	17	2.6'		
6"	11 1/4°	11	2.2'	3/4"	2.0'
	22 1/2°	25	2.9'		
	30°	41	3.5'		
8"	11 1/4°	16	2.5'	3/4"	2.0'
	22 1/2°	47	3.6'		
	30°	70	4.1'	3/4"	2.5'
12"	11 1/4°	32	3.2'	3/4"	2.0'
	22 1/2°	88	4.5'	7/8"	3.0'
	30°	132	5.1'		
16"	11 1/4°	70	4.1'	7/8"	3.0'
	22 1/2°	184	5.7'	1 1/8"	4.0'
	30°	275	6.5'	1 1/4"	
20"	11 1/4°	91	4.5'	7/8"	3.0'
	22 1/2°	225	6.1'	1 1/4"	4.0'
	30°	330	6.9'	1 3/8"	4.5'
24"	11 1/4°	128	5.0'	1"	3.5'
	22 1/2°	320	6.8'	1 3/8"	4.5'
	30°	480	7.9'	1 5/8"	5.5'

VERTICAL BLOCKING FOR 45° BENDS					
4"	45°	30	3.1'	3/4"	2.0'
6"		68	4.1'		
8"		123	5.0'		
12"		232	6.1'	3/4"	2.5'
16"		478	7.8'	1 1/8"	4.0'
20"		560	8.2'	1 1/4"	
24"		820	9.4'	1 3/8"	4.5'



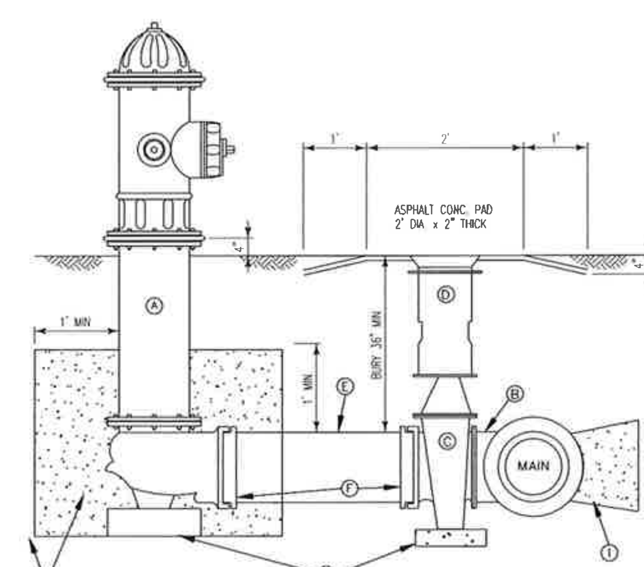
NOTES:

1. CONCRETE BLOCKING BASED ON 200 PSI PRESSURE AND 2500 PSI CONCRETE.

COB STD DTL W-3

Vertical Blocking For Connecting To Existing Main 10

COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.



A. 1-5 1/4" M.V.O. HYDRANT WITH 2-2 1/2" N.S.T. AND 1-4" PUMPER PORTS, SEATTLE STANDARD THREAD-M.J. INLET, WITH LUGS, BRASS TO BRASS SUB-SEAT. FIRE HYDRANT TO BE PAINTED WITH TWO COATS OF RUSTOLEUM HIGH GLOSS WHITE PAINT. PUMPER PORT TO FACE STREET, OR AS DIRECTED BY THE FIRE DEPARTMENT.
B. 6" FLANGE OUTLET ON CAST OR DUCTILE IRON TEE.
C. 1-AUXILIARY GATE VALVE: 6" AWWA C509, RESILIENT SEAT, M.J.xFL. WITH LUGS
D. 1-TWO-PIECE CAST IRON VALVE BOX EQUAL TO RICH SEATTLE TYPE #045 WITH RECESSED HANDLE LID.
E. 1-6" DUCTILE IRON CLASS 52 CEMENT-LINED PIPE, LENGTH TO FIT. WHERE MORE THAN ONE LENGTH OF PIPE IS REQUIRED, CONNECT PIPES WITH MECHANICAL JOINT SLEEVE, RESTRAIN PIPE AND SLEEVE WITH MEGALUG RESTRAINERS, OR RESTRAIN PIPES WITH UNI-FLANGE SERIES 1300 & 1390 JOINT RESTRAINERS.
F. RESTRAIN MECHANICAL JOINTS WITH MEGALUG RESTRAINERS.
G. 1/2 YARD WASHED DRAIN ROCK (3" TO 3/8"), MIN. 1' ABOVE BOOT FLANGE PLACE 8 MIL POLYETHYLENE FILM AROUND TOP AND SIDES OF GRAVEL DO NOT BLOCK DRAIN HOLES.
H. 16"x8"x4" MIN. SIZE CONCRETE BLOCK UNDER HYDRANT AND VALVE.
I. CONC. BLOCKING PER STD DETAIL NO. W-1.

COB STD DTL W-13

Hydrant Assembly 12

GRID G-7		33-25-5	16-126938 UE

NO	DATE	REVISION

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Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: UTILITY DETAILS

SHEET NUMBER: C5.20

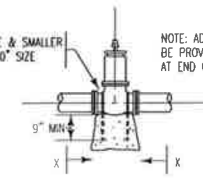
THRUST BLOCK - TABLE							
		MINIUM BEARING AREA AGAINST UNDISTURBED SOIL SQUARE FEET					
PIPE SIZE	PRESSURE PSI	A	B	C	D	E	X (100 PSI)
4"	200 300	2/(1) 3/(2)	1/(NONE) 2/(2)	1/(NONE) 2/(1)	NONE 1/(1)	NONE NONE	NONE
6"	200 300	4/(3) 6/(4)	3/(2) 4/(3)	3/(1) 3/(2)	1/(1) 2/(1)	1/(NONE) 1/(NONE)	NONE
8"	200 300	7/(5) 11/(8)	5/(3) 8/(5)	4/(3) 6/(4)	2/(2) 3/(2)	1/(1) 2/(1)	3/(2)
10"	200 275	11/(8) 16/(11)	8/(6) 11/(7)	6/(4) 9/(6)	3/(2) 5/(3)	2/(1) 3/(2)	4/(3)
12"	200 250	16/(11) 24/(16)	11/(8) 17/(11)	9/(6) 13/(9)	5/(3) 7/(5)	3/(2) 4/(3)	5/(4)
14"	200 250	22/(13) 33/(22)	16/(11) 23/(16)	12/(8) 18/(12)	6/(4) 9/(6)	3/(2) 5/(3)	7/(6)
16"	200 225	29/(19) 32/(21)	21/(14) 23/(16)	16/(11) 17/(12)	8/(6) 9/(6)	5/(3) 5/(3)	10/(7)
18"	200	36/(24)	26/(17)	20/(13)	10/(7)	5/(4)	13/(9)
20"	200	45/(29)	32/(21)	24/(16)	13/(8)	7/(4)	16/(11)
24"	200	64/(43)	46/(30)	35/(23)	18/(12)	9/(6)	23/(16)

SAFE BEARING LOADS IN LB./SQ. FT.
THE SAFE BEARING LOADS GIVEN IN THE FOLLOWING TABLE ARE FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET.

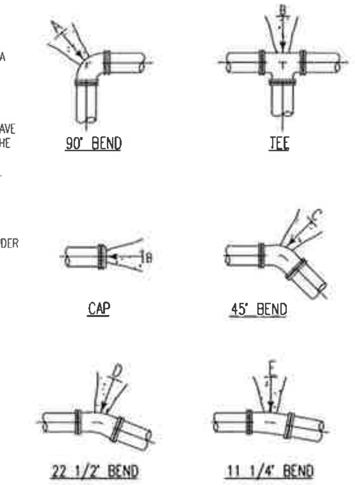
SOIL	SAFE BEARING LOAD LB. PER SQ. FT.
*MUCK, PEAT, ETC.	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

* IN MUCK OR PEAT, ALL THRUSTS SHALL BE RESTRAINED BY PILES OR TIE RODS TO SOLID FOUNDATIONS OR BY REMOVAL OF MUCK OR PEAT AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THRUST.

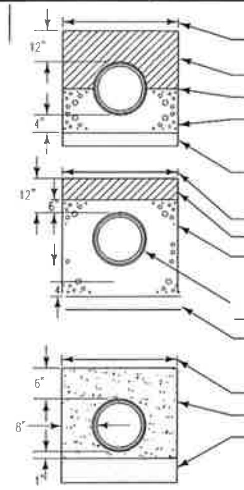
NOTES:
1. SQUARE FEET OF CONCRETE THRUSTS - BLOCK AREA BASED ON SAFE BEARING LOAD OF 2000/(3000) POUNDS PER SQUARE FOOT.
2. AREAS MUST BE ADJUSTED FOR OTHER SIZE PIPE, PRESSURES & SOIL CONDITIONS.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE & HAVE MINIMUM OF 1/4 SQUARE FOOT BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY & SHALL BE CLEAR OF JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT.
5. CONTRACTOR SHALL INSTALL BLOCKING ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.



NOTE: ADDITIONAL BLOCKING MUST BE PROVIDED IF GATE VALVE IS AT END OF LINE DURING TESTING.



COB STD DTL W-1
Typical Concrete Thrust Blocking 2



RIGID PIPE BEDDING
- 30" MAXIMUM FOR PIPE UP TO AND INCLUDING 12" FOR PIPE LARGER THAN 12", O.D. OF PIPE PLUS 16".
- HAND COMPACTED BACKFILL
- SPRING LINE
- COMPACTED BEDDING GRAVEL PER SECTION 9-03.12(3), "GRAVEL BACKFILL FOR PIPE ZONE BEDDING", OF THE STANDARD SPECIFICATIONS, OR CONCRETE IF SPECIFIED.
- FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

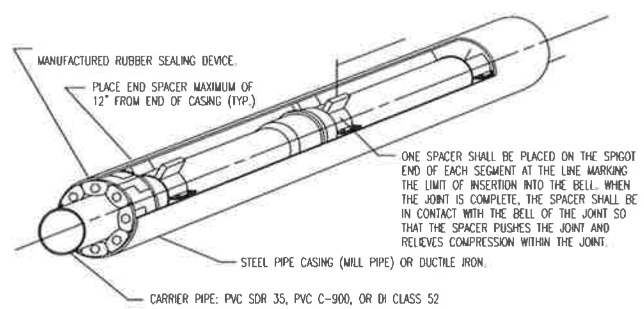
FLEXIBLE PIPE BEDDING
- SEE ABOVE FOR TRENCH WIDTH
- HAND COMPACT BACKFILL
- COMPACTED BEDDING GRAVEL PER SECTION 9-03.16, "BEDDING MATERIAL FOR THERMOPLASTIC PIPE", OF THE STANDARD SPECIFICATIONS, OR CONCRETE IF SPECIFIED.
- PVC PIPE
- FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

CONCRETE ENCASEMENT
- SEE ABOVE FOR TRENCH WIDTH
- CONCRETE, 2000 PSI (SEE NOTE 3.)
- FOUNDATION GRAVEL, IF REQUIRED (SEE NOTE 2.)

NOTES:
1. COMPACTED CRUSHED SURFACING TOP COURSE PER SECTION 9-03.9(3), CRUSHED SURFACING, OF THE STANDARD SPECIFICATIONS CAN ALSO BE USED AS BEDDING GRAVEL.
2. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL AND REPLACE WITH FOUNDATION GRAVEL PER SECTION 9-03.9(1), "BALLAST", OF THE STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING PIPE TO PREVENT FLOTATION DURING CONCRETE PLACEMENT.

COB STD DTL S-15
Pipe Bedding 3

NTS
Not Used 4

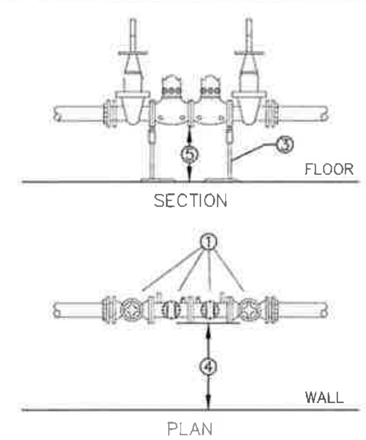


NOTES:
1. CASING SPACERS SHALL BE "CENTER POSITIONING" TYPE.
2. FOR CASING SPACERS SPECS SEE D7-2.10.
3. MINIMUM RUNNER WIDTH SHALL BE 2 INCHES.
4. RUNNER HEIGHT SHALL BE SIZED TO PROVIDE:
   A. MINIMUM 0.75" BETWEEN CARRIER PIPE BELL AND CASING PIPE WALL AT ALL TIMES.
   B. MINIMUM 1" CLEARANCE BETWEEN RUNNERS AND TOP OF CASING WALL TO PREVENT JAMMING DURING INSTALLATION.
5. STEEL CASING DIAMETERS ARE "OUTSIDE DIAMETER" FOR 16" AND LARGER.
6. SPACER BAND WIDTH SHALL BE 12" FOR CARRIER PIPES THAT ARE 36" DIAMETER OR GREATER.
7. CASING ANTICORROSIVE COATING THICKNESS - 8 MILLS DFT

CARRIER PIPE DIAMETER	4"	6"	8"	10"	12"
CASING DIAMETER	10"	12"	14"	16"	20"
STEEL CASING THICKNESS	0.25"	0.25"	0.25"	0.25"	0.25"
SPACER BAND WIDTH	8"	8"	8"	8"	8"

NTS
Casing Installation 5

NTS
Not Used 9



NOTES:
1. LINE-SIZED WA STATE APPROVED DOUBLE CHECK VALVE ASSEMBLY. THE D.C.V.A. INCLUDES (2) RESILIENT-SEATED SHUT-OFF VALVES AND (4) RESILIENT-SEATED TEST-COCKS.
2. THE D.C.V.A. MUST BE INSTALLED PER WSDOH APPROVED INSTALLATIONS LIST.
3. (2) SUPPORTS (EITHER WALL OR FLOOR) ONE ON EACH SIDE OF ASSEMBLY, MUST FIRMLY ANCHOR DEVICE. REQUIRED FOR 2 1/2" AND LARGER LINE SIZE.
4. MUST PROVIDE A MINIMUM OF 6" SIDE CLEARANCE BETWEEN D.C.V.A. AND WALL OR OBSTRUCTION.
5. CLEARANCE BETWEEN FLOOR AND ASSEMBLY MUST BE A MINIMUM OF 12" AND A MAXIMUM OF 5'.
6. TESTING IS REQUIRED BY A WASHINGTON STATE DEPARTMENT OF HEALTH CERTIFIED BACKFLOW ASSEMBLY TESTER UPON INSTALLATION AND ANNUALLY THEREAFTER. ASSEMBLY TO BE MAINTAINED BY OWNER.
7. PROTECT AGAINST FREEZING OR DAMAGE. USE HEAT-TAPE IF AREA IS SUBJECT TO FREEZING.
8. INTERIOR WATER APPURTENANCES MUST CONFORM TO UNIFORM PLUMBING CODE REQUIREMENTS.
9. FDC TO BE LOCATED DOWNSTREAM OF DCVA (COMMERCIAL ONLY).

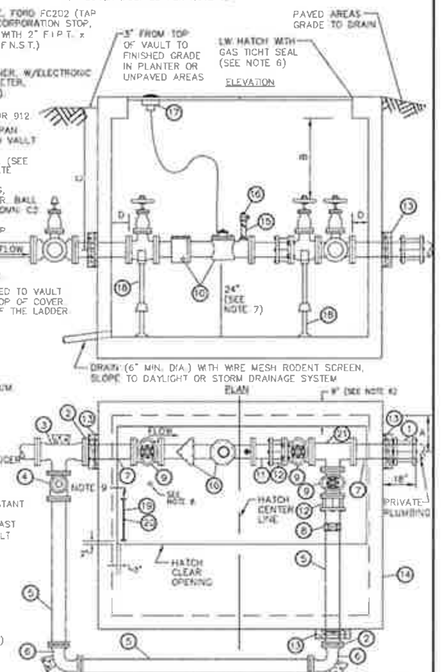
JANUARY 2014 | NO SCALE | City of Bellevue | WATER UTILITY | TITLE: DOUBLE CHECK VALVE ASSEMBLY (INSIDE INSTALLATION) | NO. W-38

COB STD DTL W-38
10

MATERIALS LIST - (ALL SIZES ARE SAME AS METER UNLESS OTHERWISE LISTED)
1. 1-MECH. CPLG. TO FIT, EQUAL TO ROMAC 501
2. 1-4"x3" REDUCER, P.E.xM.J. (FOR 3" SERVICE ONLY)
3. 1-TEE, M.J. x FL.
4. 1-GATE VALVE, F.L.x M.J. (W/VALVE BOX & COVER)
5. 3-D.I. PIPE. P.E., LENGTH AS REQUIRED
6. 2-90° BEND, M.J.
7. 2-D.I. PIPE, P.E.xFL., LENGTH AS REQUIRED.
8. 1-EPOXY OR NYLON COATED SERVICE SADDLE, FORD FC202 (TAP POINTED UP AT 12-O'CLOCK) OR EQUAL. 1-CORPORATION STOP, AWWA TAPER(CC) x M.I.P.T., FORD FB400-7, WITH 2" F.I.P.T. x 2 1/2" M.N.S.T. ADAPTOR AND CAP (2 1/2" F.N.S.T.)
9. 3-GATE VALVE, FL
10. SENSUS OMNI C2 METER W/ INTERNAL STRAINER, W/ELECTRONIC RESOLUTION (100'S OF CUBIC FEET FOR 3" METER, 500 CUBIC FEET FOR 4-6" METER) REGISTER)
11. 1-D.I. ADAPTER FL. x P.E., LENGTH TO FIT.
12. 2-FL.xCPLG. ADAPTER, EQUAL TO SMITH-BLAIR 912
13. WELDED FL. RESTRAINT OR MEGA-LUG MID-SPAN RESTRAINT AND THRUST BLOCK ADJACENT TO VAULT SEE STANDARD DETAIL W-56.
14. PRECAST CONC. VAULT BY UTILITY VAULT CO. (SEE TABLE FOR MODEL NO.) W/TWO DIAMOND PLATE DOORS RATED FOR H-20 LOADING.
15. 1-2" BRASS NIPPLE, M.I.P.T.xM.I.P.T., 6" LONG, CONNECT TO TEST PORT OF COMPOUND METER. BALL VALVE FORD FB1000 FIPTxFIPT SIZED TO FIT OMNI C2 FLUSHPORT
16. 2" M.I.P.T. X 2 1/2" MNST ADAPTOR AND CAP (2 1/2" FNST).
17. TR/PL SENSOR (TO MOUNT IN VAULT ACCESS DOOR)
18. 2-ADJUSTABLE STANCHION BOLTED TO FLOOR
19. 1-GALVANIZED STEEL LADDER TO BE ATTACHED TO VAULT THE FIRST STEP SHALL BE MAX. 8" BELOW TOP OF COVER
20. 1-BILCO LADDER UP, LU-2 MODEL AT TOP OF THE LADDER SEE DETAIL W-19
21. 1- TEE, FL

METER SIZE	MAIN-LINE	BYPASS	CORP STOP FOR FLUSH PORT-SIZE	MIN. CLEARANCES A	B	C	D	VAULT MODEL	VAULT COVER * (W/SPECIAL OFFSET)
3"	4" D.I.	4" D.I.	2"	12"	6"	2'-5"	6"	577-LA	57TL-2-332P
4"	6" D.I.	4" D.I.	2"	12"	6"	2'-5"	6"	676-WA	676-TW-2-332P
6"	6" D.I.	6" D.I.	2"	12"	6"	2'-3"	6"	4484-LA	4484-TL2-332P

* COVER MODIFIED PER NOTE 6.

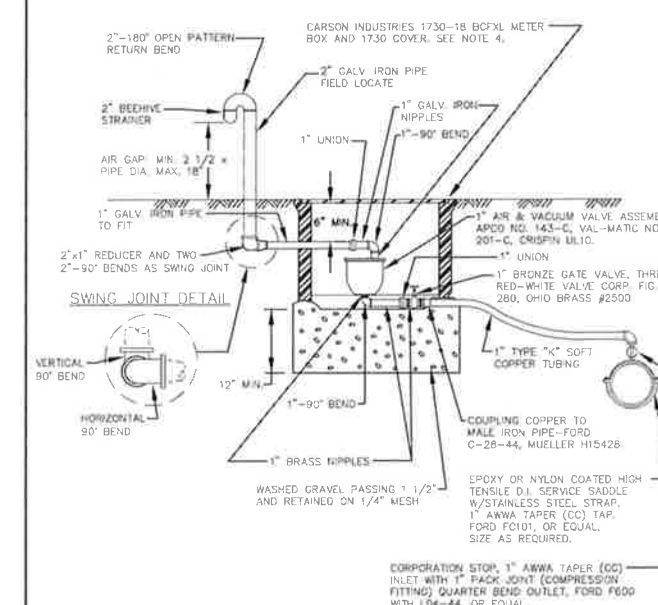


NOTES:
1. ALL MATERIALS, INCLUDING METER SHALL BE FURNISHED BY CONTRACTOR.
2. ALL PIPE & FITTINGS 3" & LARGER SHALL BE CEMENT LINED DUCTILE IRON, CLASS 52 MINIMUM.
3. TEE WITH (3) GATE VALVES REQUIRED AT DISTRIBUTION MAIN.
4. VAULTS SHALL NOT BE INSTALLED IN AREAS W/VEHICULAR TRAFFIC.
5. IN CENTRAL BUSINESS DISTRICT, 3" THROUGH 8" METERS SHALL CONNECT TO WATER MAIN W/8" PIPE (SUBSTITUTE 8"xSERVICE SIZE REDUCER M.J.xP.E. AT UPSTREAM SIDE OF ITEM 3).
6. VAULT COVER SHALL INCLUDE 2 LOCKING ALUMINUM LW HATCH DOORS (PART NO. HHD-36"x72") DOORS SHALL HAVE SLIP RESISTANT TREATMENT PER SECTION W4-17 OF THE ENGINEERING STANDARDS. DOORS SHALL BE CAST IN COVER WITH 8" SPECIAL OFFSET FROM VAULT WALL, AS SHOWN. COVER TO READ "WATER".
7. PROVIDE 24" CLEARANCE BETWEEN VAULT FLOOR & BOTTOM OF COMPOUND METER WHERE ELEVATION OF VAULT FLOOR IS TOO LOW TO DRAIN TO DAYLIGHT OR STORM SYSTEM, THIS CLEARANCE CAN BE REDUCED TO A MINIMUM OF 12", IF SUBSTITUTION OF A SHORTER VAULT ALLOWS FLOOR TO DRAIN TO DAYLIGHT OR STORM SYSTEM (APPROVED BY THE UTILITY ON A CASE BY CASE BASIS ONLY) SUBSTITUTE VAULTS ARE AS FOLLOWS:
   3" 575-LA WITH 57TL-2-332P COVER (WITH SPECIAL OFFSET + LW ALUM. HATCH)
   4" 675-WA WITH 675-TW-2-332P COVER (WITH SPECIAL OFFSET + LW ALUM. HATCH)
8. PROVIDE 2 1/4" DIAM. OPENING IN ALUMINUM DOOR FOR TR/PL SENSOR
9. LADDER TO BE BOLTED TO VAULT FLOOR AND TO VAULT WALL AT THREE LOCATIONS RUNGS SHALL BE SPACED AT 12" ON CENTER
10. ALL FITTINGS OUTSIDE VAULT SHALL INCLUDE THRUST BLOCKING AND JOINT RESTRAINT DEVICES.
11. PIPE, FITTINGS, VALVES OUTSIDE VAULT SHALL BE 4" FOR 3" SERVICE INSTALLATION.
12. MINIMUM 2' OF LEVEL, UNOBSTRUCTED AREA AROUND HATCHES.

JANUARY 2014 | NO SCALE | City of Bellevue | WATER UTILITY | TITLE: 3" TO 6" DOMESTIC METER INSTALLATION | NO. W-33

COB STD DTL W-33
11

COB STANDARD DETAILS FOR REFERENCE ONLY. SEE COB ENGINEERING STANDARDS FOR APPROVED DETAIL.



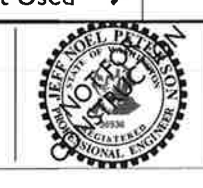
NOTES:
1. ALL FITTINGS TO BE BRASS OR COPPER FROM WATER MAIN TO 1" AIR & VACUUM ASSEMBLY.
2. 2" GALVANIZED PIPE ABOVE GRADE TO BE PAINTED WITH 2 COATS RUSTOLEUM HIGH GLOSS WHITE PAINT.
3. AIR & VACUUM RELEASE VALVE ASSEMBLY MUST BE INSTALLED AT HIGHEST POINT OF LINE. IF HIGH POINT FALLS IN A LOCATION WHERE ASSEMBLY CANNOT BE INSTALLED, PROVIDE ADDITIONAL DEPTH OF LINE TO CREATE HIGH POINT AT A LOCATION WHERE ASSEMBLY CAN BE INSTALLED.
4. LOCATE AIR & VACUUM METER BOX OUTSIDE OF TRAFFIC AREAS, BEHIND CURB. IN SIDEWALKS AND AREAS WITH VEHICULAR TRAFFIC, USE OLYMPIC FOUNDRY SM-30 CAST IRON BOX & COVER.

JANUARY 2014 | NO SCALE | City of Bellevue | WATER UTILITY | TITLE: 1" AIR & VACUUM RELEASE VALVE ASSEMBLY | NO. W-16

COB STD DTL W-16
12

GRID G-7 | 33-25-5 | 16-126938 UE

NO.	DATE	REVISION



JOB NO. C140318.01
FILE: -
DRAWN: CEC
CHECKED: TBB
DATE: 10/26/2016

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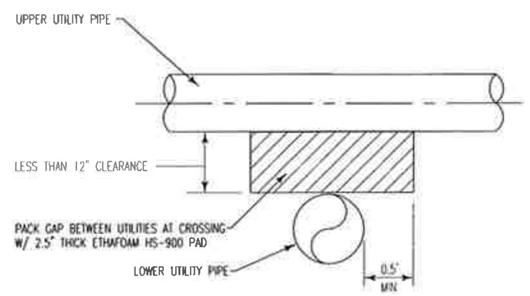
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: UTILITY DETAILS
SHEET NUMBER: C5.21



Ethafoam Installation Detail NTS 1

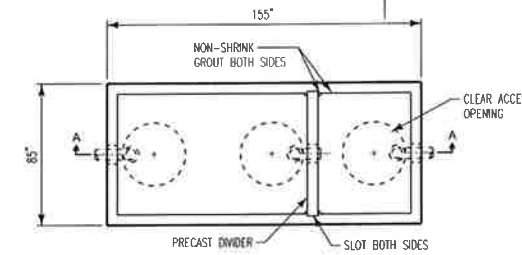
Not Used NTS 2

Not Used NTS 5

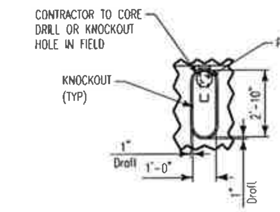
Not Used NTS 6

Not Used NTS 9

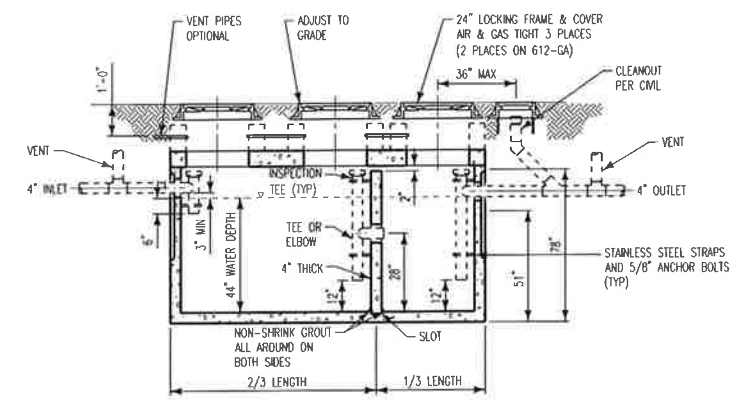
Not Used NTS 10



PLAN VIEW



DETAIL 1



SECTION VIEW AA

NOTES:

1. GREASE INTERCEPTOR PROVIDED BY DIVISION X CONTRACTOR.
2. DIVISION X CONTRACTOR TO PROVIDE OLD CASTLE PRECAST MODEL 612-GA, 2000 GALLONS, PRECAST CONCRETE VAULT OR APPROVED EQUAL.
3. CONCRETE: 28 DAY COMPRESSIVE STRENGTH f'c = 7000 PSI.
4. REBAR: ASTM A-615 GRADE 60.
5. MESH: ASTM A-185 GRADE 65.
6. DESIGN: ACI-318-02 BUILDING CODE, ASTM C-857 "MINIMUM STRUCTURAL DESIGN LOADING FOR UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES."
7. COVER LOADS: MINIMUM H-20 TRUCK WHEEL W/ 30% IMPACT PER AASHTO. DIVISION X CONTRACTOR TO PROVIDE CUSTOM LOAD BEARING CAPABILITY FOR INTERCEPTOR LOCATIONS IN FIRE LANES (45,000 LBS OVER 18 INCH SQUARE FOOTPRINT).
8. FILL WILL CLEAN WATER PRIOR TO START-UP OF SYSTEM.
9. DIVISION X CONTRACTOR SHALL PROVIDE ALL PIPING AND SAMPLING TEES.
10. ANGLES AND FASTENERS SHALL BE STAINLESS STEEL.
11. GRAY WATER ONLY. BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER.
12. IF KNOCKOUTS ARE NOT PRESENT, THEN PIPE OPENING SHALL BE CORE-DRILLED. PIPE OPENINGS SHALL BE 2" LARGER THAN THE PIPE DIAMETER.
13. PIPE CONNECTIONS TO VAULT SHALL BE WITH KOR-N-SEAL OR APPROVED EQUAL FOR CORE-DRILLED OPENINGS, OR SAND COLLAR FOR KNOCKOUT OPENINGS. SEAL ALL PIPE CONNECTION WITH NONSHRINK GROUT.
14. LOCATE VAULT WITHIN 20 FEET OF DRIVE FOR ACCESS BY MAINTENANCE VEHICLES.
15. PVC INSPECTION AND SAMPLING TEES SHALL BE THE SAME SIZE AS THE OUTLET PIPE FOR 6" OUTLETS OR GREATER. USE 6" PVC TEE WHERE OUTLET PIPE SIZE IS LESS THAN 6". DIVISION X CONTRACTOR TO PROVIDE CASKETED CAP ON TOP OF THE SAMPLING TEE.
16. DIVISION X CONTRACTOR TO PROVIDE RISERS BELOW ACCESS OPENINGS TO ALLOW CLEAR ACCESS TO RISER AND VAULT CHAMBER. COORDINATE WITH INVERT ELEVATIONS AND CIVIL DRAWINGS.
17. DIVISION X CONTRACTOR TO PROVIDE EXTENSIONS SO COVER IS FLUSH WITH FINISHED GRADE.

GRAVITY GREASE INTERCEPTOR SIZING

TAG	FIXTURE	QTY	CW PIPE SIZE IN	DIRECT DRAIN IN	INDIRECT DRAIN IN	FIXTURE DFU	DFU TOTAL	FLOW GPM	ADD CAPACITY GAL	NOTES
4	HAND SINK	2	1/2	1-1/2	-	1	2	-	-	1
9	WORK TABLE W SINKS / FLOOR SINK	1	1/2	-	1-1/2	3	3			1
11	ICE MACHINE/FLOOR TROUGH	1	1/2	4	-	4	4	-	-	2
20	DISH MACHINE W/ BOOSTER HEATER / FLOOR SINK	1	1/2	-	2	4	4			1
26	POT SINK W 3/4" FAUCETS / FLOOR SINK	1	3/4	-	1-1/2	3	3			1
29	WASTE COLLECTOR	1	3/4	2	-	4	4	-	-	1
37	COMBI OVEN / FLOOR SINK	1	3/4	-	1-1/2	3	3			1
39	COMBI OVEN / FLOOR SINK	1	3/4	-	1-1/2	3	3			1
50	UNIT COOLER / FLOOR SINK	1	-	-	1	1	1	-	-	2
53	UNIT FREEZER / FLOOR SINK	1	-	-	1	1	1	-	-	2
	EYEWASH STATION	1	1/2		1-1/4	-	-	8	240	3
-	FLOOR DRAIN	6	-	4		2	12	-	-	1
TOTAL							40		240	

REQUIRED INTERCEPTOR SIZE BASED ON DFU'S AND 2012 UPC TABLE 1014.3.6 — 1,250 GAL
ADDITIONAL CAPACITY BASED ON GPM — 240 GAL
REQUIRED INTERCEPTOR SIZE — 1,500 GAL

NOTES:

1) DFU'S ARE BASED ON 2012 UPC TABLE 702.1.
2) DFU'S ARE BASED ON 2012 UPC TABLE 702.2(a).
3) ADDITIONAL INTERCEPTOR CAPACITY BASED ON KNOWN FIXTURE GPM X 30 MINUTES.

Concrete Grease Interceptor Detail NTS 12

GRID G-7 | 33-25-5 | 16-126938 UE

NO. DATE REVISION

JEFF NOEL PETERSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

CPL NO. C140318.01
FILE: -
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CHECKED: TBB
DATE: 10/26/2016

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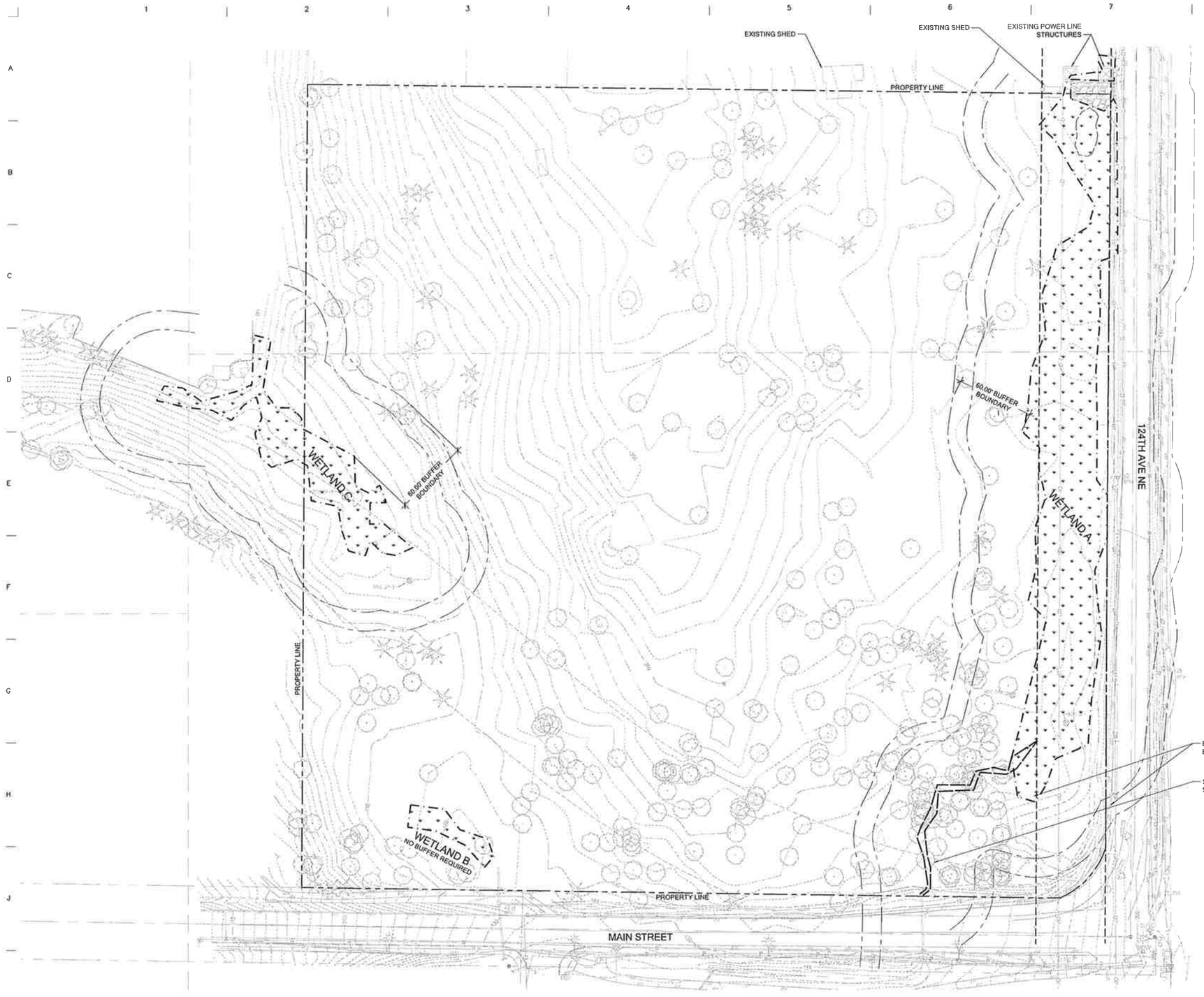
Bellevue School District
WILBURTON ELEMENTARY SCHOOL
12300 MAIN STREET
BELLEVUE, WA 98005

SHEET TITLE: UTILITY DETAILS

SHEET NUMBER: C5.22



EXISTING FEATURES LEGEND

- DELINEATED WETLAND
- STANDARD BUFFER (WETLAND AND STREAM)
- DITCH
- DELINEATED STREAM OHWM / TOP OF STREAM BANK
- EDGE OF POWER LINE EASEMENT
- EXISTING TREES — SEE LANDSCAPE PLAN FOR TREE RETENTION CALCS

CRITICAL AREA PLANS SHEET INDEX:

NOTES

1. CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY IN NOV. 2013.

EXISTING CONDITIONS

SCALE 1"=30' (IF 30" X 42", OTHERWISE SCALE ACCORDINGLY)

0 15' 30' 60' 120'

PERMIT SET

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

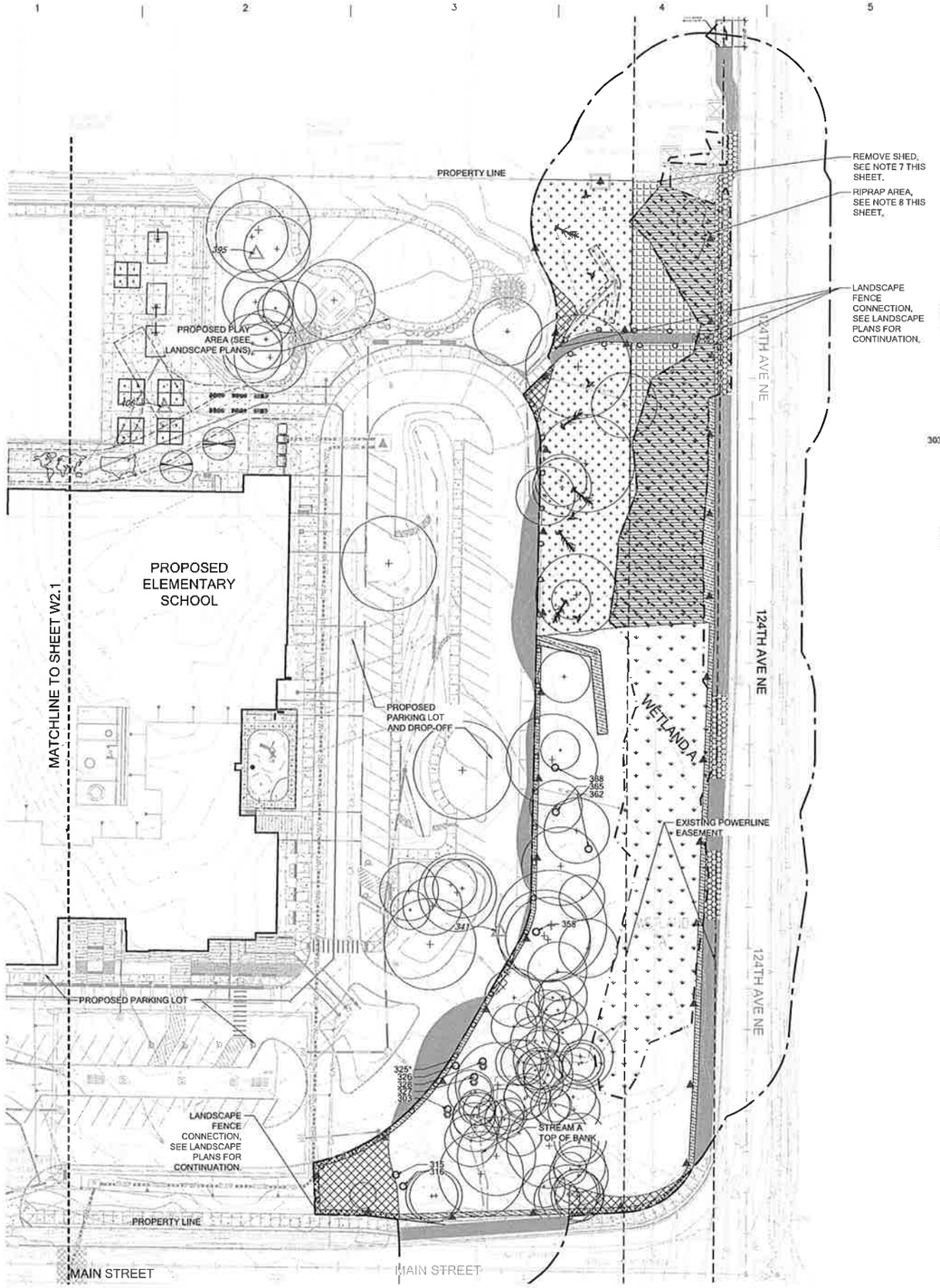
TACOMA | SPOKANE | PORTLAND | BEND

Drawing Title: EXISTING CONDITIONS

Date: NOVEMBER 2, 2016	Drawn By: MSF, LV
Revised:	Project No. 14.80
Date:	Sheet No. W1.0

BLRB ARCHITECTS, P.S.

13016 PERMIT SET



CRITICAL AREA SITE PLAN: EAST SIDE

SCALE 1"=30' (IF 30" X 42", OTHERWISE SCALE ACCORDINGLY)

0 15' 30' 60' 120'

EXISTING FEATURES LEGEND

- DELINEATED WETLAND
- STANDARD BUFFER (WETLAND AND STREAM)
- DITCH
- DELINEATED STREAM OHWM / TOP OF STREAM BANK
- EDGE OF POWER LINE EASEMENT
- EXISTING TREES — SEE LANDSCAPE PLAN FOR TREE RETENTION CALCS

WETLAND A IMPACTS AND MITIGATION

IMPACTS

PERMANENT BUFFER IMPACTS	INNER: 4,938 SF OUTER: 4,057 SF
TEMPORARY IMPACTS (LIMITED TO VEGETATION TO BE RESTORED IN PLACE)	2,688 SF
TEMPORARY IMPACTS WITHIN BUFFER EXPANSION AREA. (LIMITED TO VEGETATION TO BE RESTORED IN PLACE)	827 SF
CONVERSION WETLAND IMPACTS FOR BOARDWALK	2,581 SF

- PROPOSED WETLAND BUFFER AFTER AVERAGING
- TREE TO BE SNAGGED OR HINGE-FELLED IN PLACE (QTY: 11) (6 W4.0) (7 W4.0)
- POTENTIAL TREE TO BE SALVAGED WITH ITS ROOT MASS INTACT

MITIGATION

BUFFER ENHANCEMENT

OUTSIDE POWERLINES	13,911 SF
UNDERNEATH POWERLINES	2,895 SF

(NOTE: 2:1 RATIO FOR IMPACTS TO INNER BUFFER. AREA SHOWN IS LARGER TO ACCOUNT FOR EX. VEGETATION TO REMAIN)

- SPLIT RAIL FENCE WITH CRITICAL AREA SIGN (1 W4.0) (TOTAL QTY: 1,153 LF AND 21 SIGNS) EAST SIDE: 792 LF AND 14 SIGNS WEST SIDE: 361 LF AND 7 SIGNS
- CRITICAL AREA SIGN INSTALLED ON POST (QTY: 3) (2 W4.0) EAST SIDE: 1 WEST SIDE: 0
- CRITICAL AREA SIGN INSTALLED ON OTHER FENCING (QTY:23) (3 W4.0) EAST SIDE: 21 WETS SIDE: 2
- WETLAND ENHANCEMENT TO MITIGATE FOR BOARDWALK IMPACTS (4:1 RATIO FOR IMPACTS. AREA SHOWN IS LARGER TO ACCOUNT FOR EX. VEGETATION TO REMAIN) — 10,382 SF
- BUFFER EXPANSION AREA (1:1 RATIO FOR PERMANENT IMPACTS TO OUTER BUFFER) NO MITIGATION PLANTING. — 3,444 SF
- HABITAT LOG (QTY: 6) (4 W4.0) EAST SIDE: 5 WEST SIDE: 1
- HABITAT ROOT WAD (QTY: 6) (5 W4.0) EAST SIDE: 5 WEST SIDE: 1
- HABITAT BOX (QTY: 3) (6 W4.0)

SNAG TABLE

TREE NUMBER	TREATMENT	SNAG HEIGHT MAXIMUM	HABITAT BOX/HEIGHT
303	SNAG	10'-0"	YES/ 10'-0"-15'-0"
315	HINGE-FELL	N/A	
316	HINGE-FELL	N/A	
325*	SNAG	MATCH FENCE HEIGHT	
326	SNAG	4'-6"	
327	SNAG	18'-0"	YES/10'-0"-15'-0"
328	SNAG	17'-0"	YES/10'-0"-15'-0"
358	SNAG	7'-0"	
362	HINGE-FELL	N/A	
365	SNAG	15'-0"	
368	HINGE-FELL	N/A	

*KEEP IF POSSIBLE.

CRITICAL AREA PROJECT LIMITS SITE PREPARATION NOTES:

1. CONTRACTOR SHALL SURVEY WETLAND LIMITS WITHIN THE PROJECT LIMITS AND INSTALL SILT FENCE OR OTHER APPROVED METHOD OF EROSION CONTROL BEFORE SOIL DISTURBANCE (INCLUDING VEGETATION REMOVAL). SEE CIVIL TESC PLAN.
2. THE LIMIT OF WORK SHALL BE DEMARCATED USING HIGH VISIBILITY FENCE OR OTHER APPROVED MEANS, BEFORE CLEARING BEGINS. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED INCLUDING ROOT ZONES.
3. ENSURE INVASIVE PLANTS AND DEBRIS HAVE BEEN REMOVED BEFORE INSTALLING WOODY DEBRIS AND PLANTING.
4. GENERAL SOIL PREPARATION: OUTSIDE OF WETLAND LIMITS, RESTORE FINISH GRADE USING APPROVED TOPSOIL WHERE REMOVAL OF MATERIAL OR DEBRIS LEFT HOLES OR DIVOTS.
5. AMEND SOIL IN PLANTING PITS OUTSIDE WETLANDS WITH 3" OF COMPOST, DO NOT AMEND PLANTING PITS WITHIN WETLAND LIMITS.
6. FLAG EACH NEWLY INSTALLED PLANT AND TOP DRESS WITH 4" OF WOOD CHIP MULCH TO AN 18" RADIUS.
7. BELOW THE SHED AREA, DECOMPACT TO A 12" DEPTH BEFORE INCORPORATING 3" OF COMPOST TO A 12" DEPTH. IF NEEDED, USE APPROVED TOPSOIL TO RESTORE GRADE TO ORIGINAL ELEVATION.
8. IN THE RIPRAP AREA, REMOVE RIPRAP AS NEEDED TO ENABLE PLANTING.

PERMIT SET

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

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Drawing Title: CRITICAL AREA SITE PLAN: EAST SIDE

Date: NOVEMBER 2, 2016 | Drawn By: MSF, LV

Revised: | Project No. 14.80

Scale: | Sheet No. W2.0

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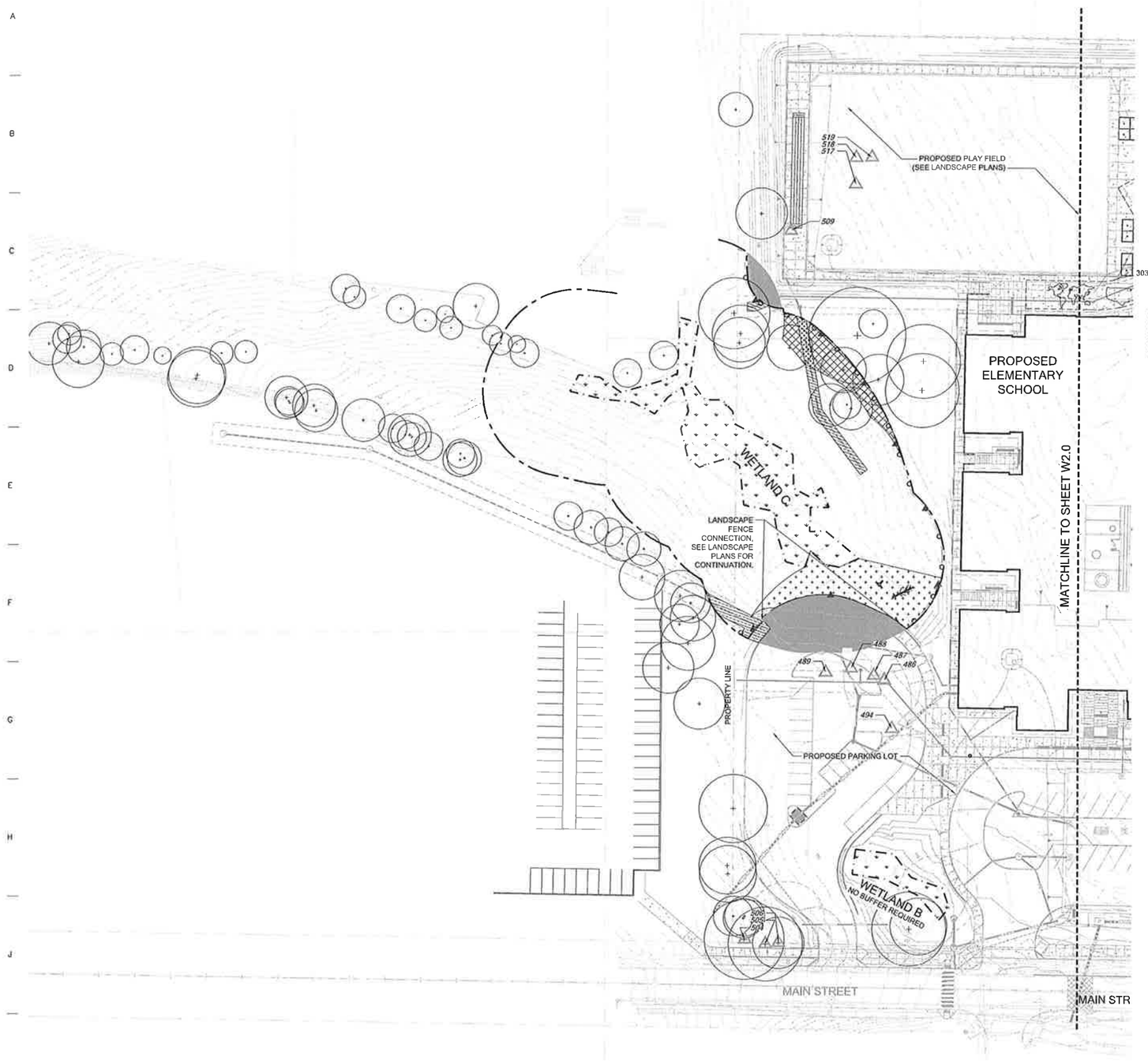

EXISTING FEATURES LEGEND

- DELINEATED WETLAND
- STANDARD BUFFER (WETLAND AND STREAM)
- DITCH
- DELINEATED STREAM OHWM / TOP OF STREAM BANK
- EDGE OF POWER LINE EASEMENT
- EXISTING TREES — SEE LANDSCAPE PLAN FOR TREE RETENTION CALCS

WETLAND C IMPACTS AND MITIGATION

IMPACTS

- PERMANENT BUFFER IMPACTS — INNER: 1,543 SF; OUTER: 1,445 SF
- TEMPORARY IMPACTS (LIMITED TO VEGETATION TO BE RESTORED IN PLACE) — 1,092 SF
- TEMPORARY IMPACTS WITHIN BUFFER EXPANSION AREA (LIMITED TO VEGETATION TO BE RESTORED IN PLACE) — 210 SF
- TREE TO BE SNAGGED OR HINGE FELLED IN PLACE (QTY: 11) (6/W4.0) (7/W4.0)
- POTENTIAL TREE TO BE SALVAGED WITH ITS ROOT MASS

MITIGATION

- BUFFER EXPANSION AREA (1:1 RATIO FOR OUTER BUFFER PERMANENT IMPACTS) NO MITIGATION PLANTING — 1,528 SF
- BUFFER ENHANCEMENT (2:1 RATIO FOR IMPACTS TO INNER BUFFER) — 3,165 SF
- PROPOSED WETLAND BUFFER AFTER AVERAGING
- SPLIT RAIL FENCE WITH CRITICAL AREA SIGN (1/W4.0) (TOTAL QTY 1,153 LF AND 21 SIGNS)
  EAST SIDE: 792 LF AND 14 SIGNS
  WEST SIDE: 361 LF AND 7 SIGNS
- CRITICAL AREA SIGN INSTALLED ON OTHER FENCING (QTY: 23) (3/W4.0)
  EAST SIDE: 21
  WEST SIDE: 2
- HABITAT LOG (QTY: 6) (4/W4.0)
  EAST SIDE: 5
  WEST SIDE: 1
- HABITAT ROOT WAD (QTY: 6) (5/W4.0)
  EAST SIDE: 5
  WEST SIDE: 1
- HABITAT BOX (QTY: 3) (6/W4.0)

CRITICAL AREA SITE PLAN: WEST SIDE

SCALE 1"=30' (IF 30" X 42", OTHERWISE SCALE ACCORDINGLY)

0 15' 30' 60' 120'

PERMIT SET

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

Drawing Title: CRITICAL AREA SITE PLAN: WEST SIDE

Date: NOVEMBER 2, 2016	Drawn By: MSF, LV
Revised:	Project No. 14.80
	Sheet No. W2.1

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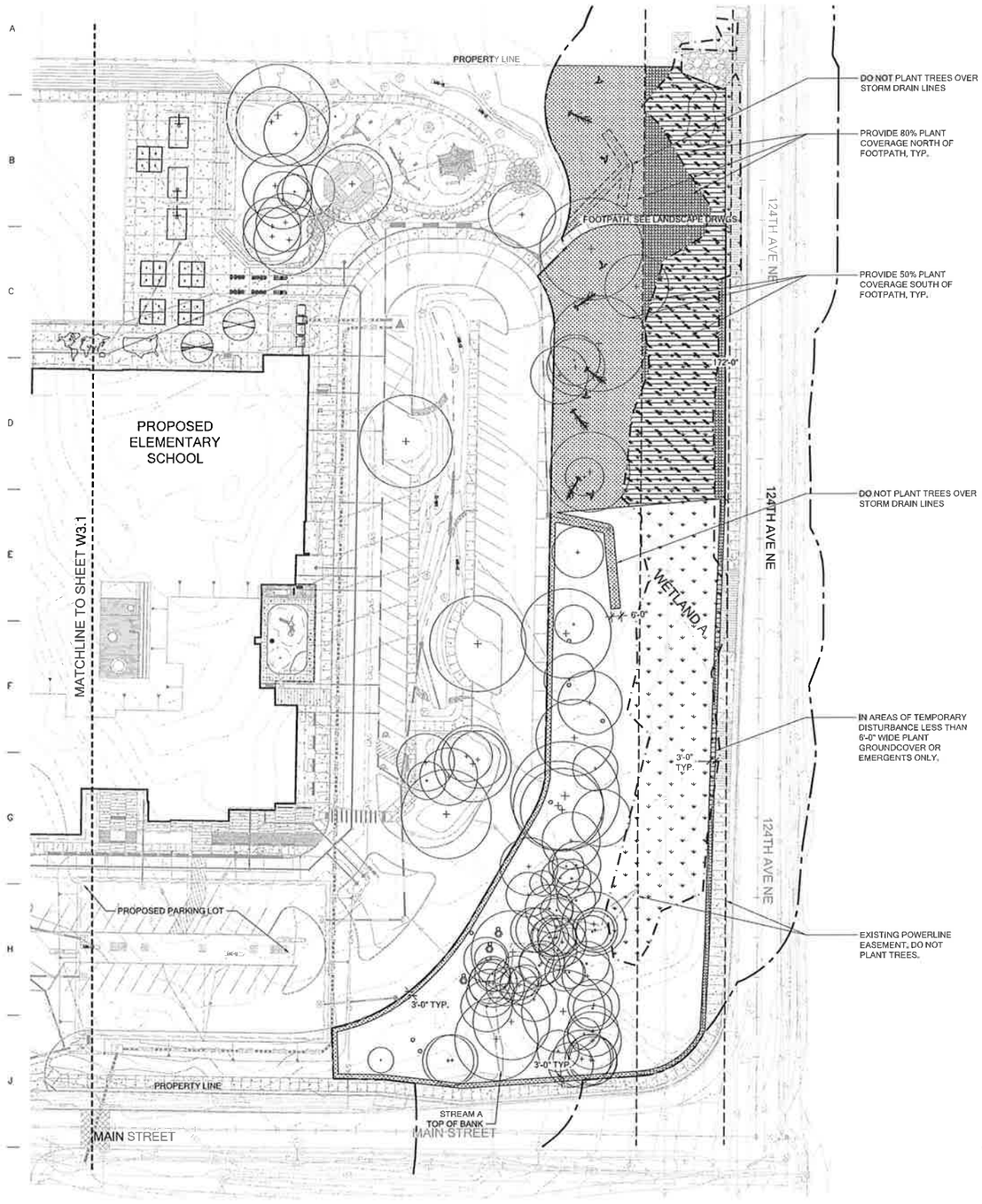
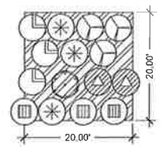


CRITICAL AREA PLANTING PLAN: EAST SIDE

SCALE 1"=30' (IF 30" X 42", OTHERWISE SCALE ACCORDINGLY)

0 15' 30' 60' 120'



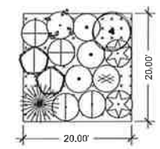
SHRUBS	QTY	SPACING	SIZE
CORNUS SERICEA / RED-TWIG DOGWOOD	78	ALL SHRUBS TO BE SPACED PER PLAN	1 GAL.
LONICERA INVOLUCRATA / TWINBERRY	78		1 GAL.
RUBUS SPECTABILIS / SALMONBERRY	78		1 GAL.
SALIX SITCHENSIS / SITKA WILLOW	26		2 GAL.
SPIREA DOUGLASII / HARDHACK	52		1 GAL.
VIBURNUM EDULE / HIGHBUSH CRANBERRY	78		1 GAL.

EMERGENTS
*ALL SPECIES TO BE SPACED TRIANGULARLY IN SAME-SPECIES GROUPS OF 5-12

CAREX OBNUPTA / SLOUGH SEDGE	2,000	12" O.C.	PLUG
JUNCUS ENSIFOLIUS / DAGGER-LEAF RUSH	2,000	12" O.C.	PLUG
SCIRPUS MICROCARPUS / PANICLED BULRUSH	2,000	12" O.C.	PLUG

1 WETLAND A PLANTING TYPICAL
TOTAL AREA EAST SIDE: 10,400 SF

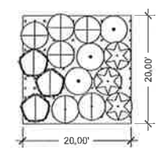
0 5' 10' 20' 40'



TREES	QTY		SIZE
ACER MACROPHYLLUM / BIG LEAF MAPLE OR BETULA PAPYRIFERA / PAPER BIRCH	21 20	ALL TREES TO BE SET BACK 10'-0" MINIMUM FROM PATH OR PARKING EDGES.	2 GAL. 2 GAL.
PSEUDOTSUGA MENZIESII / DOUGLAS-FIR	41		2 GAL.
SHRUBS	**QTY**		**SIZE**
ACER CIRCINATUM / VINE MAPLE	41	ALL SHRUBS TO BE SET BACK 3'-0" MINIMUM FROM PATH OR PARKING EDGES.	2 GAL.
GAULTHERIA SHALLON / SALAL	122		1 GAL.
MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	82		1 GAL.
OEMLERIA CERASIFORMIS / OSOBERRY	82		1 GAL.
RIBES SANGUINEUM / RED-FLOWERING CURRANT	41		1 GAL.
ROSA NUTKANA / NOOTKA ROSE	82		1 GAL.
RUBUS PARVIFLORUS / THIMBLEBERRY	82		1 GAL.
GROUNDCOVER			
POLYSTICHUM MUNITUM / SWORD FERN	2,000	30" O.C. SPACING, TYP. ALL GROUNDCOVER TO BE SET BACK 15" MINIMUM FROM PATH OR PARKING EDGES.	1 GAL.

2 WETLAND A BUFFER OUTSIDE OF POWERLINES PLANTING TYPICAL
TOTAL AREA EAST SIDE: 16,300 SF

0 5' 10' 20' 40'



SHRUBS	QTY		SIZE
MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	33	ALL SHRUBS TO BE SET BACK 3'-0" MINIMUM FROM PATH OR PARKING EDGES.	1 GAL.
OEMLERIA CERASIFORMIS / OSOBERRY	33		1 GAL.
ROSA NUTKANA / NOOTKA ROSE	45		1 GAL.
RUBUS PARVIFLORUS / THIMBLEBERRY	22		1 GAL.
SYMPHORICARPOS ALBUS / SNOWBERRY	33		1 GAL.
GROUNDCOVER			
POLYSTICHUM MUNITUM / SWORD FERN	540	30" O.C. SPACING, TYP. ALL GROUNDCOVER TO BE SET BACK 15" MINIMUM FROM PATH OR PARKING EDGES.	1 GAL.

3 WETLAND A BUFFER BENEATH POWERLINES PLANTING TYPICAL
TOTAL AREA EAST SIDE: 4,450 SF

0 5' 10' 20' 40'

PLANTING NOTES:

1. SEE W4.0 FOR PLANTING DETAILS.
2. QUANTITIES SHOWN ON THIS SHEET REPRESENT PLANTING FOR EAST SIDE ONLY.
3. PLANTING WINDOW IS OCTOBER 15 - MARCH 1 FOR BEST SURVIVAL, SEE SPECIFICATIONS.
4. PLANTS TO BE INSTALLED AROUND EXISTING NATIVE VEGETATION REMAINING AFTER REMOVAL OF INVASIVE PLANTS (80% COVER NORTH OF FOOT PATH AND 50% COVER SOUTH OF FOOT PATH).
5. ALL INSTALLED PLANTS SHALL BE FLAGGED FOR FUTURE MONITORING, SEE SPECIFICATIONS.
6. ABOVE TYPICALS SHOW SPACING AND SPECIES DISTRIBUTION. VARY PLANTINGS WITHIN TYPICAL AREA TO ACCOMMODATE SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING VEGETATION TO REMAIN OR UNDERGROUND UTILITIES.

PERMIT SET

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

TACOMA | SPOKANE | PORTLAND | BEND

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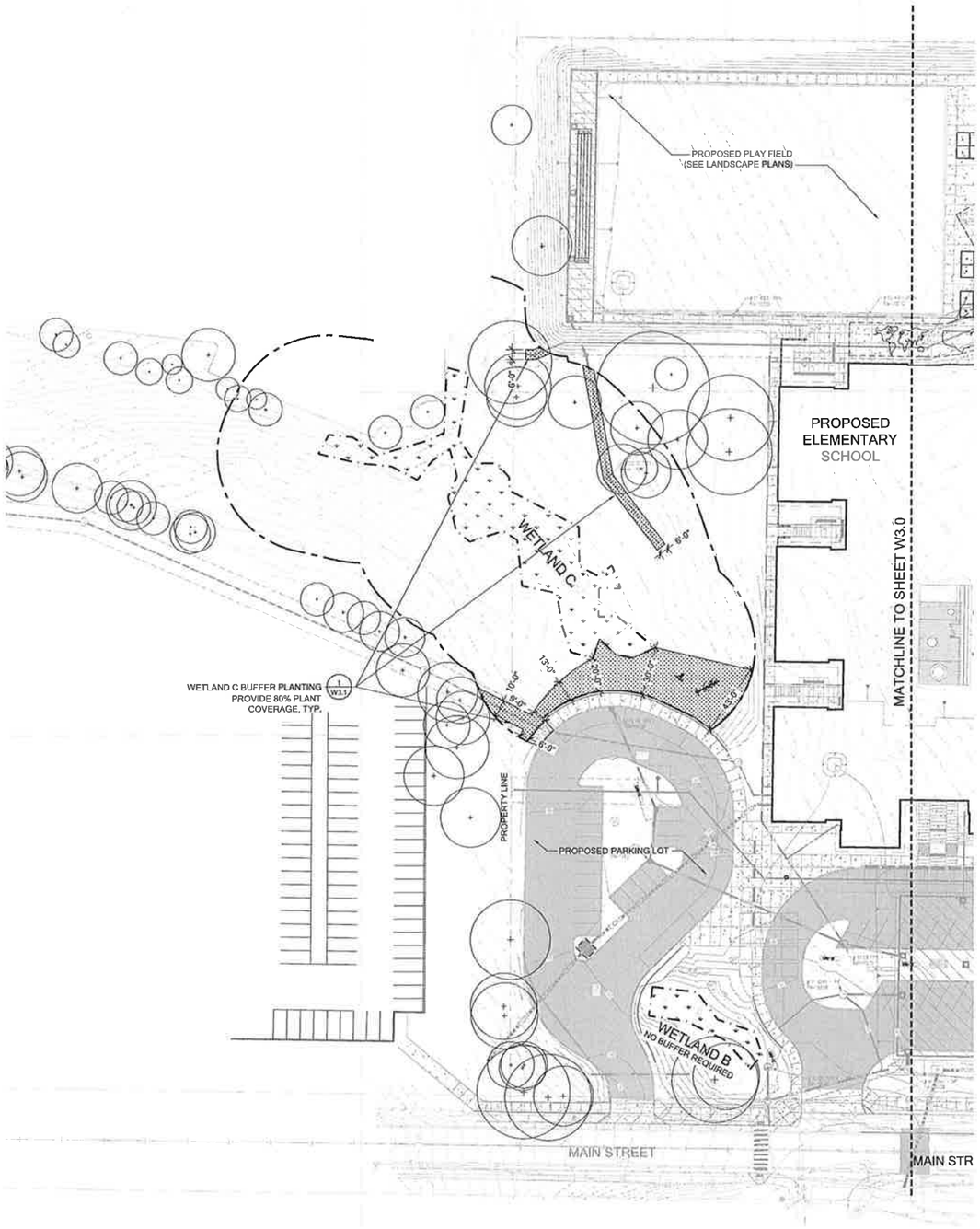
Drawing Title:
CRITICAL AREA PLANTING PLAN: EAST SIDE

Date: NOVEMBER 2, 2016	Drawn By: MSF, LV
Revised:	Project No. 14.80
Stamp	Sheet No. W3.0

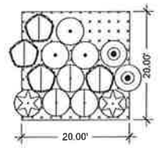
BLRB ARCHITECTS, P.S. 131018 BID SET



CRITICAL AREA PLANTING PLAN: WEST SIDE

SCALE 1"=30' (IF 30" X 42", OTHERWISE SCALE ACCORDINGLY)

0 15' 30' 60' 120'



SHRUBS	QTY		SIZE
CORYLUS CORNUTA / BEAKED HAZELNUT	18	ALL SHRUBS TO BE SPACED PER TYPICAL	1 GAL.
OEMLERIA CERASIFORMIS / OSOBERRY	36		1 GAL.
MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	18		1 GAL.
RUBUS PARVIFLORUS / THIMBLEBERRY	27		1 GAL.
SYMPHORICARPOS ALBUS / SNOWBERRY	27		1 GAL.
GROUNDCOVER			
POLYSTICHUM MUNITUM / SWORD FERN	600	30" O.C., PLANT THROUGHOUT	1 GAL.

1 WETLAND C BUFFER PLANTING TYPICAL

TOTAL AREA WEST SIDE: 4,470 SF

0 5' 10' 20' 40'

PLANTING NOTES:

1. SEE W4.0 FOR PLANTING DETAILS.
2. QUANTITIES SHOWN ON THIS SHEET REPRESENT PLANTING FOR WEST SIDE ONLY.
3. PLANTING WINDOW IS OCTOBER 15 - MARCH 1 FOR BEST SURVIVAL, SEE SPECIFICATIONS.
4. PLANTS TO BE INSTALLED AROUND EXISTING NATIVE VEGETATION REMAINING AFTER INSTALLATION OF RETAINING WALL AND UTILITIES (80% - 100% COVER).
6. ALL INSTALLED PLANTS SHALL BE FLAGGED FOR FUTURE MONITORING, SEE SPECIFICATIONS.
7. ABOVE TYPICAL SHOWS SPACING AND SPECIES DISTRIBUTION. VARY PLANTINGS WITHIN TYPICAL AREA TO ACCOMMODATE SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING VEGETATION TO REMAIN OR UNDERGROUND UTILITIES.

PERMIT SET

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

BLRB architects

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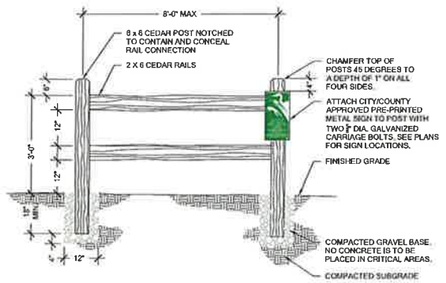
Drawing Title:
CRITICAL AREA PLANTING PLAN: WEST SIDE

Date: NOVEMBER 2, 2016	Drawn By: MSF, LV
Revised:	Project No.: 14.80
Stamp:	Sheet No.: W3.1 of _

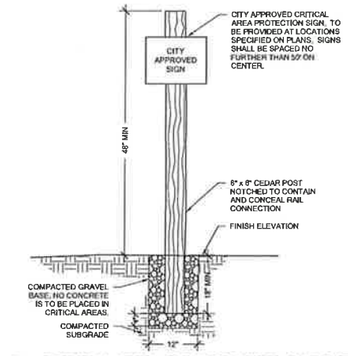
BLRB ARCHITECTS, P.S.

131016 BID SET



1 SPLIT RAIL FENCE

Scale: NTS

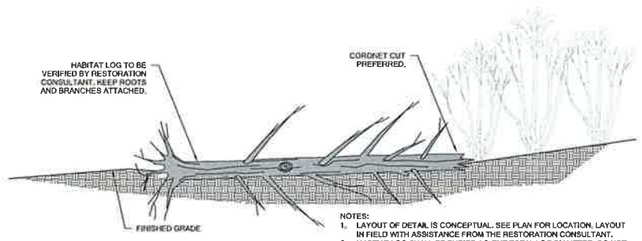


2 CRITICAL AREA SIGN MOUNTED ON POST

Scale: NTS

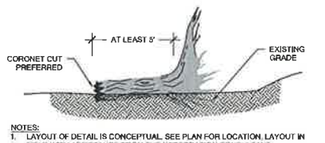
3 CRITICAL AREA SIGN

Scale: NTS



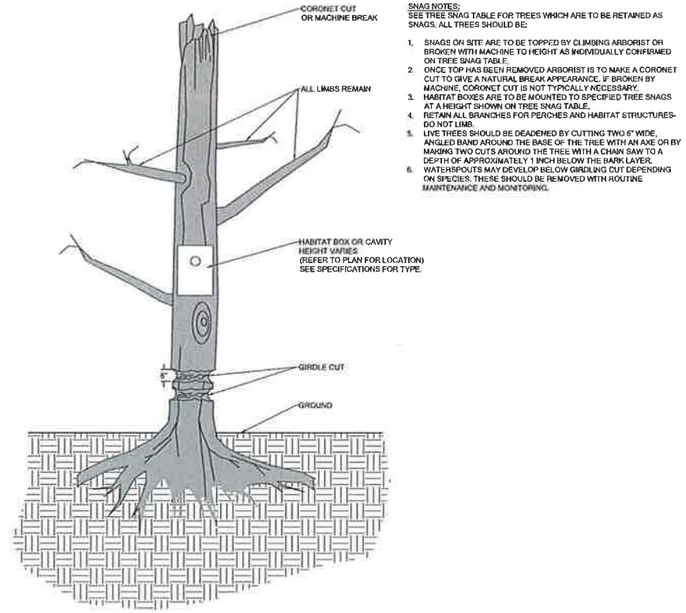
4 HABITAT LOG

Scale: NTS



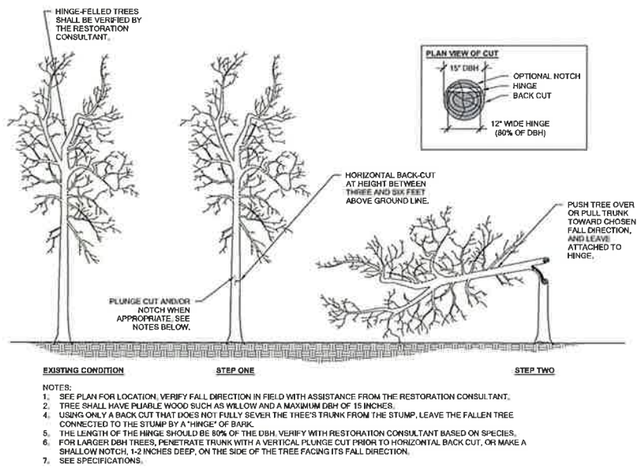
5 HABITAT ROOT WAD

Scale: NTS



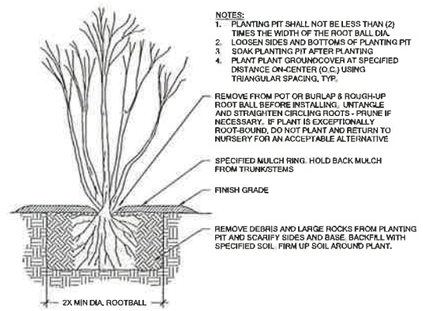
6 SNAG CREATION

Scale: NTS



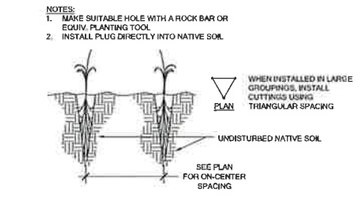
7 SNAG HINGE-FELLING DETAIL

Scale: NTS



8 CONTAINER PLANTING DETAIL

Scale: NTS



9 EMERGENT PLUG PLANTING DETAIL

Scale: NTS

CRITICAL AREA PLAN DETAILS

PERMIT SET

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

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Drawing Title: CRITICAL AREA PLAN DETAILS

Date: NOVEMBER 2, 2016	Drawn By: MSF, LV
Revised:	Project No. 14.80
Stamp:	Sheet No. W4.0 of –

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131018 BID SET

Executive Summary

To serve the community, a new elementary school is proposed in the Wilburton neighborhood. The proposed Wilburton Elementary School will be a two-story structure with associated play field, play structures, parking, and pick-up and drop-off drives for parents and buses. The project area was found to contain three wetlands and one stream as reported in the March 2015 stream and wetland delineation study and the January 2016 wetland delineation study addendum by The Watershed Company.

The Wilburton elementary School site plan impacts the buffers of Wetlands A and C, and frontage improvements will include pin-pile boardwalk crossings of Wetland A. These impacts have been minimized to the extent feasible given project objectives, City requirements, and neighborhood concerns. Proposed project impacts and mitigation are summarized in Table 1 below.

Table 1. Impact and mitigation summary.

Critical Area	Impact Type	Impact Area	Mitigation Type	Mitigation Area	Ratio
Wetland C buffer	Permanent	inner 75% = 1,543 SF	buffer enhancement	3,165 SF	2.1:1
		outer 25% = 1,445 SF	buffer averaging	1,528 SF	1.1:1
		total = 2,988 SF	**buffer averaging + enhancement**	**4,693 SF**	**1.6:1**
	Temporary	1,302 SF	restore in-place with native plants	1,302 SF	1:1
Wetland A & Stream A buffer (overlapping)	Permanent	inner 75% = 4,938 SF	buffer enhancement	16,806 SF	3.4:1
		outer 25% = 4,057 SF	buffer averaging	3,444 SF	0.85:1
		total = 8,995 SF	**buffer averaging + enhancement**	**20,250 SF**	**2.3:1**
	Temporary	3,515 SF	restore in-place with native plants	3,515 SF	1:1
Wetland A	wetland conversion (no wetland fill)	2,581 SF	enhance wetland with in-fill planting	10,382 SF	4:1

Existing Conditions

The Wilburton Elementary School site is located in the Cedar-Sammamish Water Resource Inventory Area (WRIA 8; S33, T25N, R5E), on the boundary of two sub-basins. The northeast corner of the property is in the Kelsey Creek sub-basin; the rest of the property is in the Mercer Slough sub-basin (King County iMAP). City of Bellevue drainage maps identify the Wilburton Elementary site and 124th Avenue NE ROW in the West Tributary basin. Three wetland areas and one stream were delineated in the study area. Onsite critical areas and associated buffer widths are summarized in the table below.

Table 3. Wetland and stream classifications and buffer widths.

Name	Category	Function Scores				Buffer Width (ft)
		Water Quality	Hydrologic	Habitat	Total	
Wetland A	III	14	10	9	33	60
Wetland B	IV	14	4	9	27	N/A*
Wetland C	III	10	10	11	31	60
Stream A	Type N					50

*Wetlands smaller than 2,500 SF are not regulated by City of Bellevue

A Seattle City Light transmission line easement covers the east edge of the property. Vegetation within the easement is maintained by Seattle City Light for height. Several tree saplings are present in the easement, which overlaps with most of Wetland A. The parcel is undeveloped. Locally dominant patches of Himalayan blackberry are present across the site.

Avoidance & Minimization

The site plan uses a compact design to avoid and minimize critical area impacts to the extent feasible. The majority of the buffer impacts stemming from the school design are within the outer 25 percent of the buffers. City required frontage improvements will require impacts to the inner 75 percent of the buffers. Two stormwater outfalls with dispersion trenches will also be placed in the wetland buffers. Frontage improvements along 124th Avenue NE will avoid wetland fill by including sections of pin-pile boardwalk. The sidewalk will bridge Stream A as it parallels Main Street. The plan also seeks to retain as many healthy trees as feasible to maintain the character of the site. Tree retention, boardwalk openings, stormwater management, including bioswales, will help retain hydrology for the onsite stream and wetlands.

Mitigation

A combination of buffer averaging and buffer enhancement are proposed to mitigate for permanent impacts to wetland and stream buffers. Buffer impacts are assessed for the inner (75 percent) and outer (25 percent) buffer widths separately. Where sufficient area is available, outer buffer impacts are mitigated through buffer replacement at a 1:1 ratio in accord with the City's buffer averaging requirements. Where sufficient buffer replacement area is not available to meet the 1:1 ratio, the remaining outer buffer impact is added to the inner buffer impact and mitigated through enhancement at 2:1. All inner buffer impacts are mitigated through enhancement at a 2:1 ratio. The 2:1 ratio is applied for two reasons: 1) to maintain buffer functions despite a net area loss, and 2) to account for the retention of existing native plants within the enhancement areas.

Please note permanent impacts to the standard buffer of Wetland C include permanent gradient changes adjacent the bus loop and playfield. A reduction of the standard buffer is proposed in this area to remove it from critical area regulation and allow consistent site maintenance within the setback for the play field.

Wetland conversion impacts will be incurred for the proposed pin-pile boardwalk crossings. No fill is proposed, but vegetation will be shaded and limited to emergent plant species. Per Ecology publication 06-06-011a, *Wetland Mitigation in Washington State - Part 1: Agency Policies and Guidance*, "Loss of functions due to the permanent conversion of wetlands from one type to another also requires compensation. For example, when a forested wetland is permanently converted to an emergent or shrub wetland (e.g., for a utility right-of-way) some functions are permanently lost or reduced. The ratios for conversion of wetlands from one type to another will vary based on the type and degree of the alteration, but they are generally one-half of the typical ratios for permanent impacts." Therefore, a 4:1 enhancement to conversion ratio is proposed for boardwalk placement.

Temporary disturbance is anticipated for stormwater pipe and bioswale installations. Temporary impact areas will be restored in-place.

See Table 1 above for a detailed mitigation summary.

Goals & Performance Standards

The goals and performance standards below will be used to judge the success of the plan over time.

Goals

1. Maintain wetland functions given the vegetation conversion from shrub to emergent plants what will occur under the boardwalk crossing:
   a. Enhance surrounding wetland at a 4:1 (mitigation: impact) ratio.
2. Maintain wetland buffer functions:
   a. Apply buffer averaging to offset permanent impacts to outer 25% of buffer width.
   b. Enhance the buffer to offset permanent impacts to interior 75% of buffer width.
   c. Restore temporarily disturbed buffer areas with native vegetation where feasible.
3. Improve habitat functions within the modified buffer area.
   a. Reduce presence of invasive plant species in the enhancement areas
   b. Increase native plant density and diversity
   c. Increase presence of large woody debris

Performance Standards

If performance standards are met at the end of Year 5, the site will then be deemed successful and eligible for release by the City of Bellevue.

Buffer Addition Areas

1. The modified buffers of Wetlands A and C will be marked in the field using critical area signage and/or split-rail fencing and signage.

Bioswale - Wetland A buffer

2. A dense native emergent plant community shall be established. Less than 20% bare ground will be present in the bioswale by Year-5. This standard can be met through plant establishment or through replanting as necessary to achieve the required density.

Wetland & Buffer Enhancement and revegetation Areas

3. Survival:
   a. Achieve 100 percent survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
   b. 80% survival of installed plantings in all areas at the end of Year 2. This standard may be met through establishment of installed plants or by replanting as necessary to achieve the required numbers.
   c. Survival beyond Year 2 is difficult to track. Therefore, a diversity standard shall be implemented.
4. Native woody vegetation cover:
   d. Achieve 60% cover of native trees and shrubs by Year 3. Native volunteer species may count towards this cover standard.
   e. Achieve 80% cover of native trees and shrubs by Year 5. Native volunteer species may count towards this cover standard.
5. Native plant diversity: Establish at least three native tree species (outside of Seattle City Light easement only), four native shrub species, and two native groundcovers. Volunteer species may count towards this standard.
6. Invasive cover: No more than 10% cover by invasive noxious weed species in the mitigation areas in any monitoring year.
7. Large Woody Debris: Retain at least twelve pieces of **large woody debris** in the buffer area and ensure good ground contact as specified on the plans.

Monitoring Plan

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document. Annual reports will be submitted to the City of Bellevue until the monitoring period is complete.

An as-built plan will be prepared by the **restoration specialist** prior to the beginning of the monitoring period. The as-built plan shall be a mark-up of the planting plans included in this plan set. The as-built plan will document any departures in plant placement or other components from the proposed plan. Transects, photo points, and installed plant counts along established belt-transects will also be documented in the as-built report.

Transects During the as-built inspection, the monitoring **restoration specialist** shall install monitoring transects in the buffer restoration area. Approximate transect locations shall be marked on the as-built plan. At least eight 50-foot transects shall be established, three in the wetland enhancement area, three in the Wetland A buffer enhancement area, and two in the Wetland C buffer enhancement area.

Mitigation planting areas will be monitored for survival. All planted mitigation areas not directly covered by transects will be visually assessed and noted as to how they are meeting the performance standards.

Vegetation monitoring should take place twice annually for five years. During each year there shall be a spring and a late summer or fall visit. First-year monitoring should commence in the first spring subsequent to installation.

The spring monitoring visit will record maintenance needs such as plant replacement and weeding needs. Following the spring visit the **restoration specialist** will notify the owner and/or maintenance crews of necessary early growing season maintenance. The second annual monitoring visit will contain the bulk of the site assessment and will take place in the late summer or early fall.

The late-season formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue.

1. General summary of the spring visit.
2. Plant counts: Counts of dead plants by species in all mitigation areas (Years 1 and 2 only). A total plant count will be done in Year 1 for warranty purposes. Belt-transects will be used to estimate survival in Year 2. Counts of dead plants where mortality is significant in any monitoring year will be recorded.
3. Estimate of native sapling tree and shrub cover using the line intercept method along established transects in the wetland and buffer enhancement areas.
4. Estimate of invasive noxious weed cover using the cover class method site-wide.
5. Photographic documentation from fixed reference points or transect ends.
6. Intrusions into the planting areas, vandalism or other actions that impair the intended functions of the planted areas.
7. Report on condition of placed **large woody debris** (buffer restoration area only).
8. Recommendations for maintenance or repair of any portion of the mitigation area.

Construction Notes and Specifications

See project specifications for further details.

MITIGATION PLAN NOTES

PERMIT SET

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

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Drawing Title: MITIGATION NOTES

Date: NOVEMBER 2, 2016 | Drawn By: MSF, LV

Revised: | Project No. 14.80

Sheet No. W5.0 of _

BLRB ARCHITECTS, P.S.

131018 MIL Plan

GENERAL NOTES

1.) DO NOT SCALE DRAWINGS

2.) REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND ADDITIONAL LAYOUT INFORMATION

3.) REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.

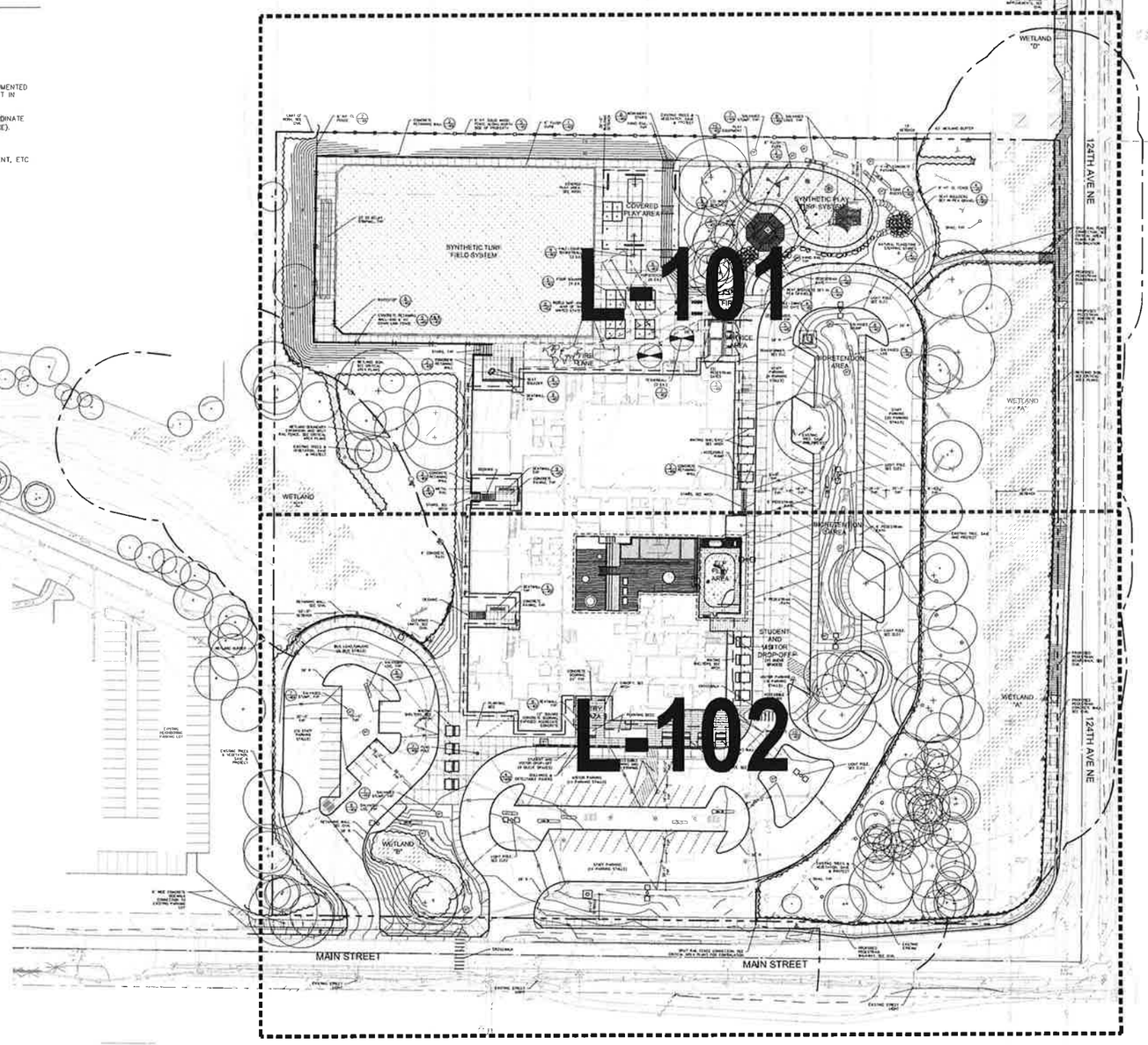
4.) VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.

5.) NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER AS SPECIFIED SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.

6.) STRING DIMENSIONS OF SITE IMPROVEMENTS ARE FROM FACE OF BUILDING WALL, BACK OF CURB OR COORDINATE POINT AS SHOWN ON PLAN. STAIR WIDTHS INDICATED ARE CLEAR DIMENSIONS (INSIDE TO INSIDE WALL FACE).

7.) WHERE DIMENSIONS ARE IN FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE 0" (E.G. 12' = 12'-0").

8.) MARK OR STAKE LOCATIONS OF FENCING, SITE WALLS, RAMPS, WALKS, SITE FURNITURE, ATHLETIC EQUIPMENT, ETC FOR APPROVAL BY ARCHITECT, PER SPECIFICATIONS, PRIOR TO INSTALLATION.



SITE IMPROVEMENTS LEGEND (Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	QUANT	DESCRIPTION
	NEW CHAIN LINK FENCE		SEE SPECIFICATIONS AND DETAILS
	EXISTING CHAIN LINK FENCE		
	NEW SOLID WOOD FENCE		SEE SPECIFICATIONS AND DETAILS
	SCORE JOINT		SEE SITE PLAN FOR LAYOUT AND PATTERN SEE CIVIL DRAWINGS FOR DETAIL AND SPECIFICATION SECTION CONCRETE PAVING
	SYNTHETIC TURF (FIELDS)		SYNTHETIC TURF "CARPET" NOT IN CONTRACT. FOR SYSTEM COMPONENTS BELOW "CARPET" SEE SPECIFICATIONS AND DETAIL
	SYNTHETIC TURF PLAY SURFACING		SYNTHETIC PLAY TURF "CARPET" NOT IN CONTRACT. FOR SYSTEM COMPONENTS BELOW "CARPET" SEE SPECIFICATIONS AND DETAIL
	TACTILE PAVING		SEE SPECIFICAITONS AND DETAIL
	BOLLARD TYPE I		STAINLESS STELL BOLLARD, SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS. INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS
	BOLLARD TYPE II		STAINLESS STEEL BOLLARD, REMOVABLE.SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS. INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS
	BIKE RACK		SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS. INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	TRASH RECEPTACLE		SEE SITE PLAN FOR LOCATIONS, SEE SPECIFICATIONS. INSTALL PER MANUFACTURER INFORMATION AND INSTALLATION REQUIREMENTS.
	SEAT WALL		SEE SITE PLAN FOR LOCATIONS, SEE DETAIL
	FLAG POLE		SEE SITE PLAN FOR LOCATIONS, SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS. SEE DETAIL
	GREEN ROOF (TYPE 1)		4" DEPTH, SEDUM TRAYS. SEE SPECIFICATIONS AND DETAIL
	GREEN ROOF (TYPE 2)		18"+ DEPTH, ORNAMENTAL GRASSES. SEE SPECIFICATIONS AND DETAIL
	DRAIN ROCK		SEE CIVIL
	BIORETENTION AREAS		SEE L-200 SHEETS FOR PLANTING PLANS. SEE SPECIFICATIONS
	EXISTING TREES TO REMAIN		SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING

GATE SCHEDULE

GATE	QTY	ITEM	DESCRIPTION
B	1	CHAIN LINK VEHICLE GATE	See Specifications and Details 24'-6" wide, 4' ht.
E	2	CHAIN LINK PEDESTRIAN GATE	See Specifications and Details 2'-6" wide single leaf, 4' Ht.
G	1	CHAIN LINK DOUBLE SWING GATE	See Specifications and Details 20'-0" wide double leaf, 6' Ht.
H	3	CHAIN LINK PEDESTRIAN GATE	See Specifications and Details 5' wide single leaf, 6' Ht.

SCALE: 1"=40'-0"

0' 20' 40' 80' 160'

N

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title:

OVERALL SITE PLAN

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp:	Sheet No. L100

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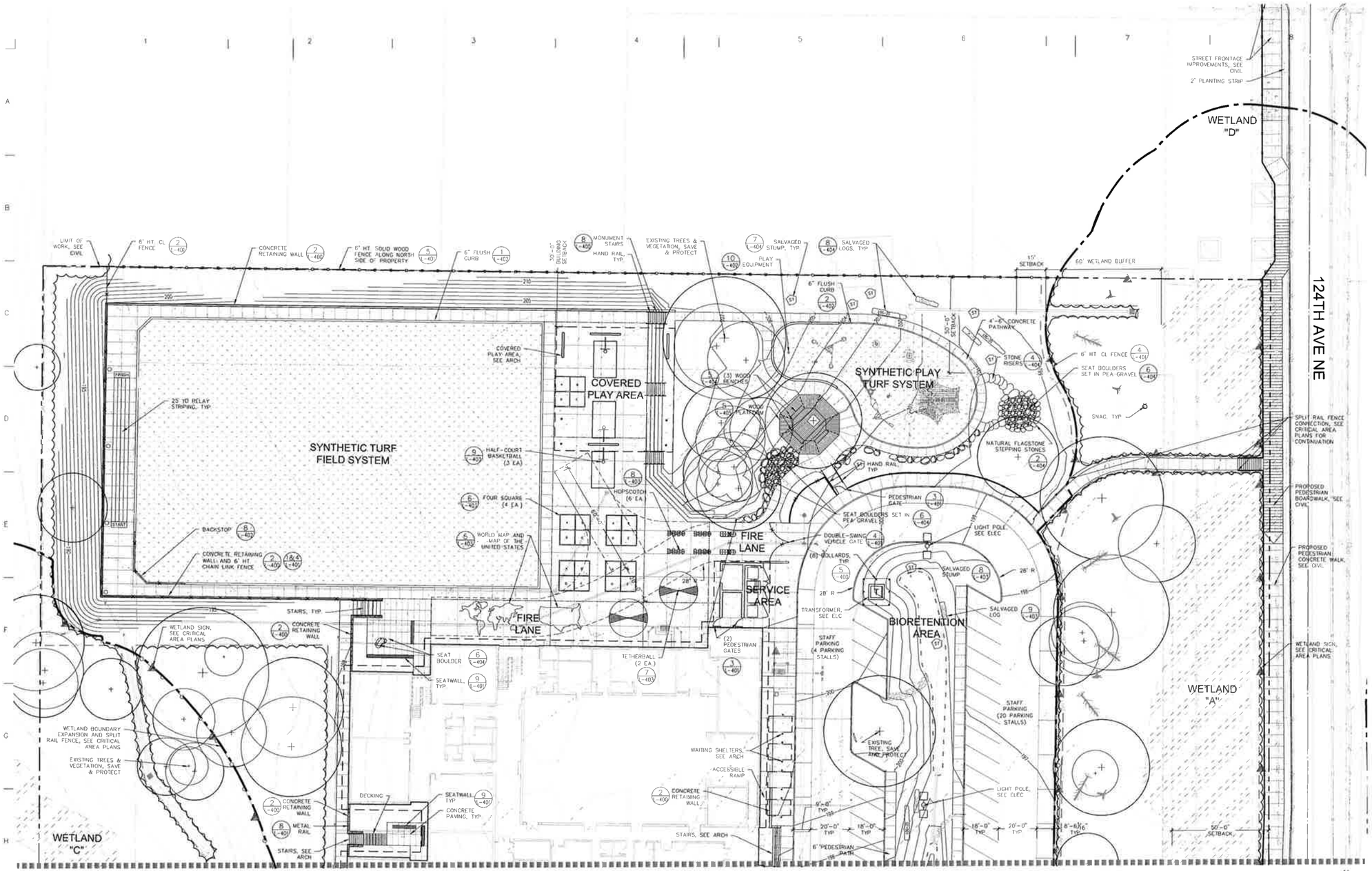

MATCHLINE - SEE SHEET L-102

SCALE: 1"=20'-0"

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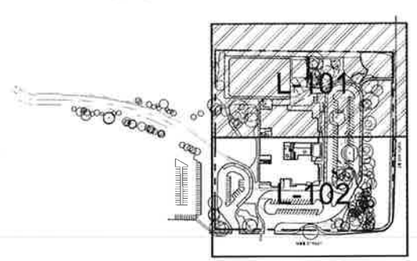

KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title: SITE PLAN

Date: May 4, 2016 | Drawn By: GH/MMW

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Stamp | Sheet No. L101 of

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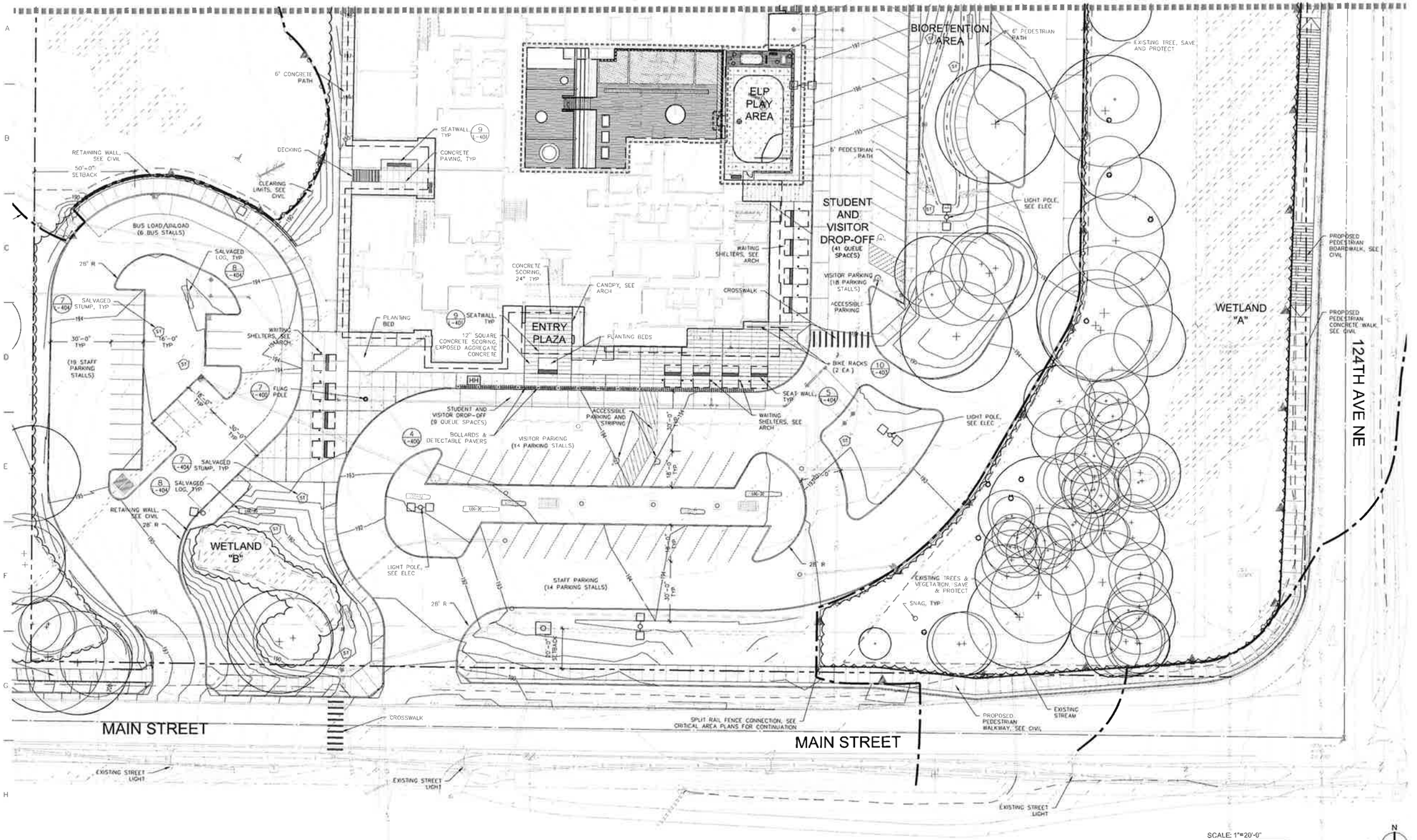
MATCHLINE - SEE SHEET L-101



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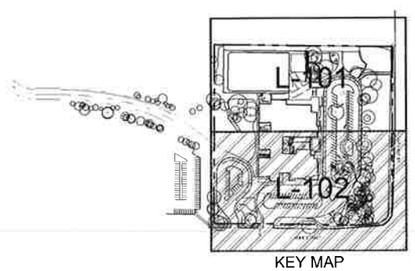

KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title: SITE PLAN

Date: May 4, 2016 | Drawn By: GH/MMW

Revised: NH | Project No. 14.80

Stamp | Sheet No. L102

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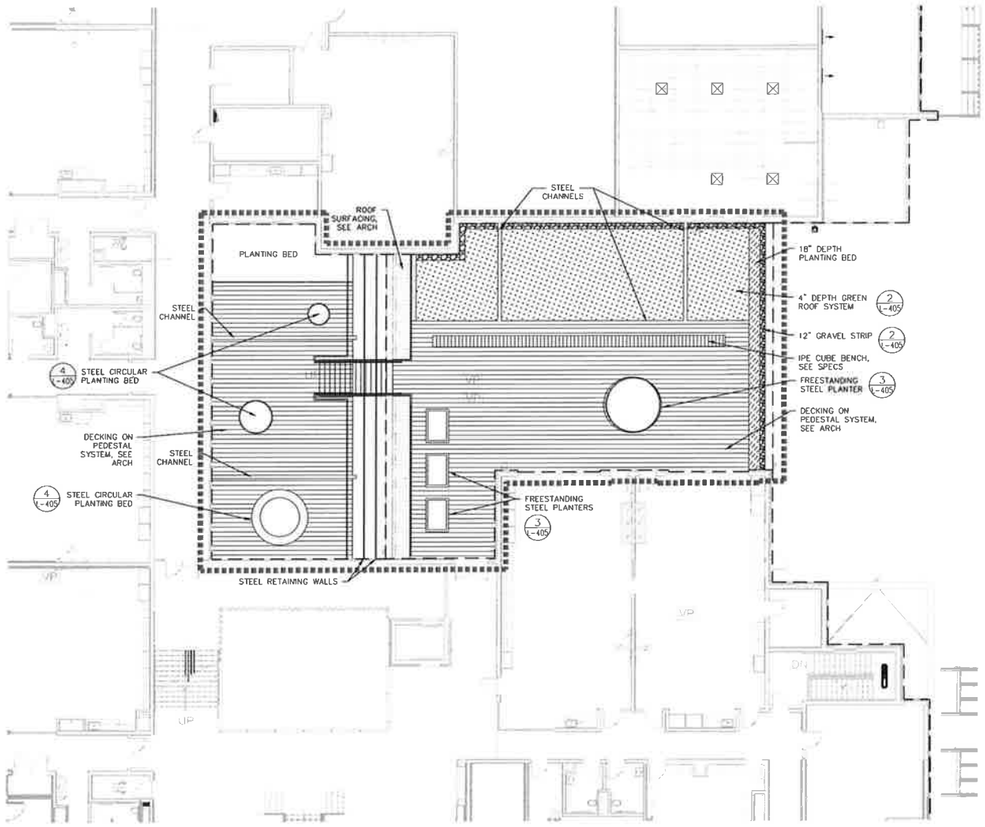
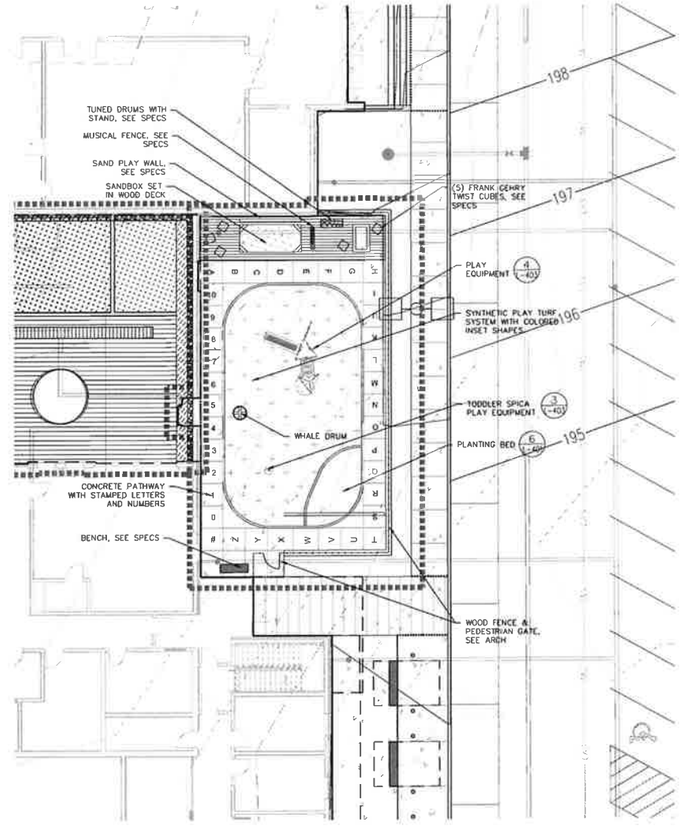


A COURTYARD AND ROOF DECK LAYOUT

Scale: 1/4"=1'-0"



B EARLY LEARNING PLAY LAYOUT

Scale: 1/4"=1'-0"

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title:

SITE PLAN ENLARGEMENTS

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L103 of

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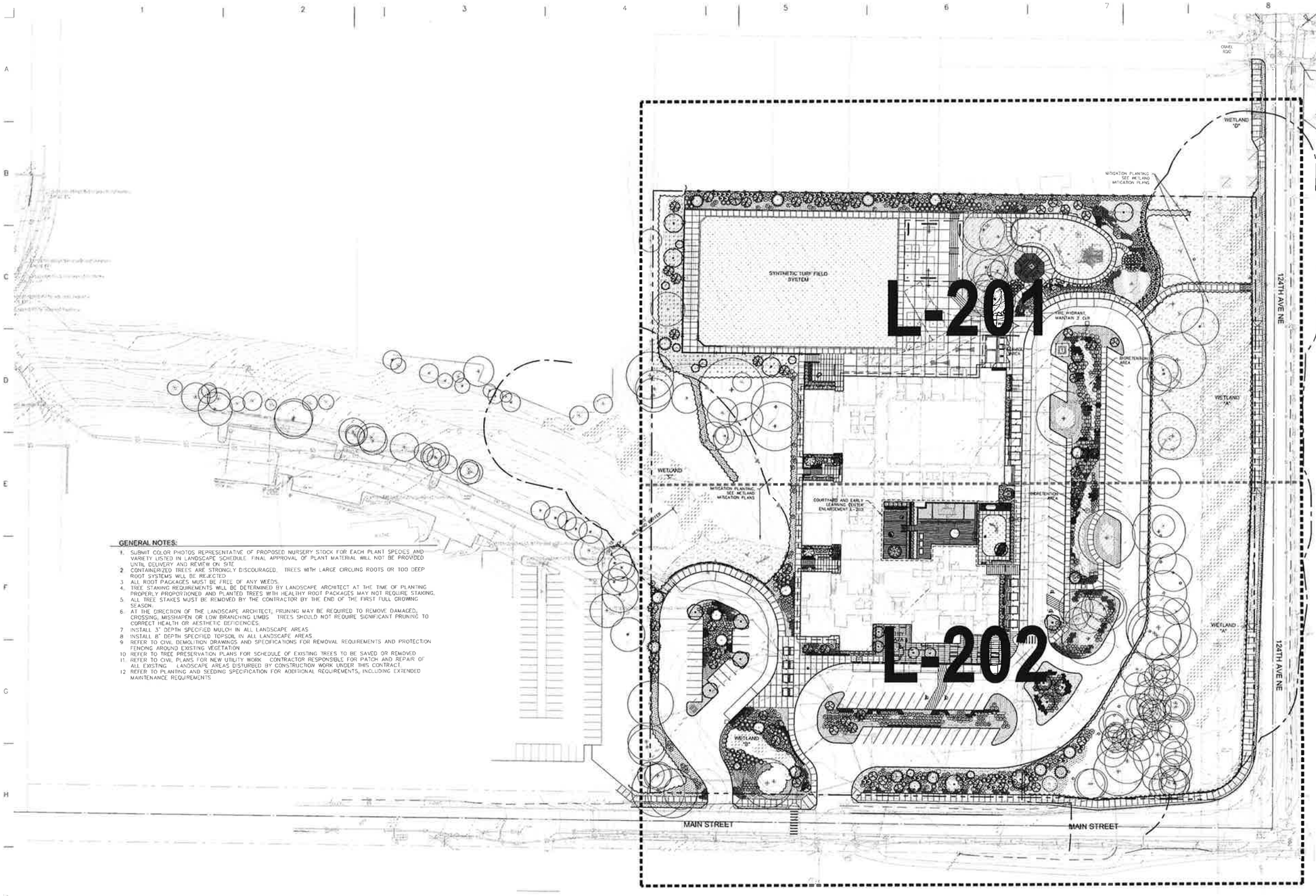


GENERAL NOTES:

1. SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
2. CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
3. ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
4. TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
5. ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
6. AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
7. INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
8. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
9. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
10. REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
11. REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
12. REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

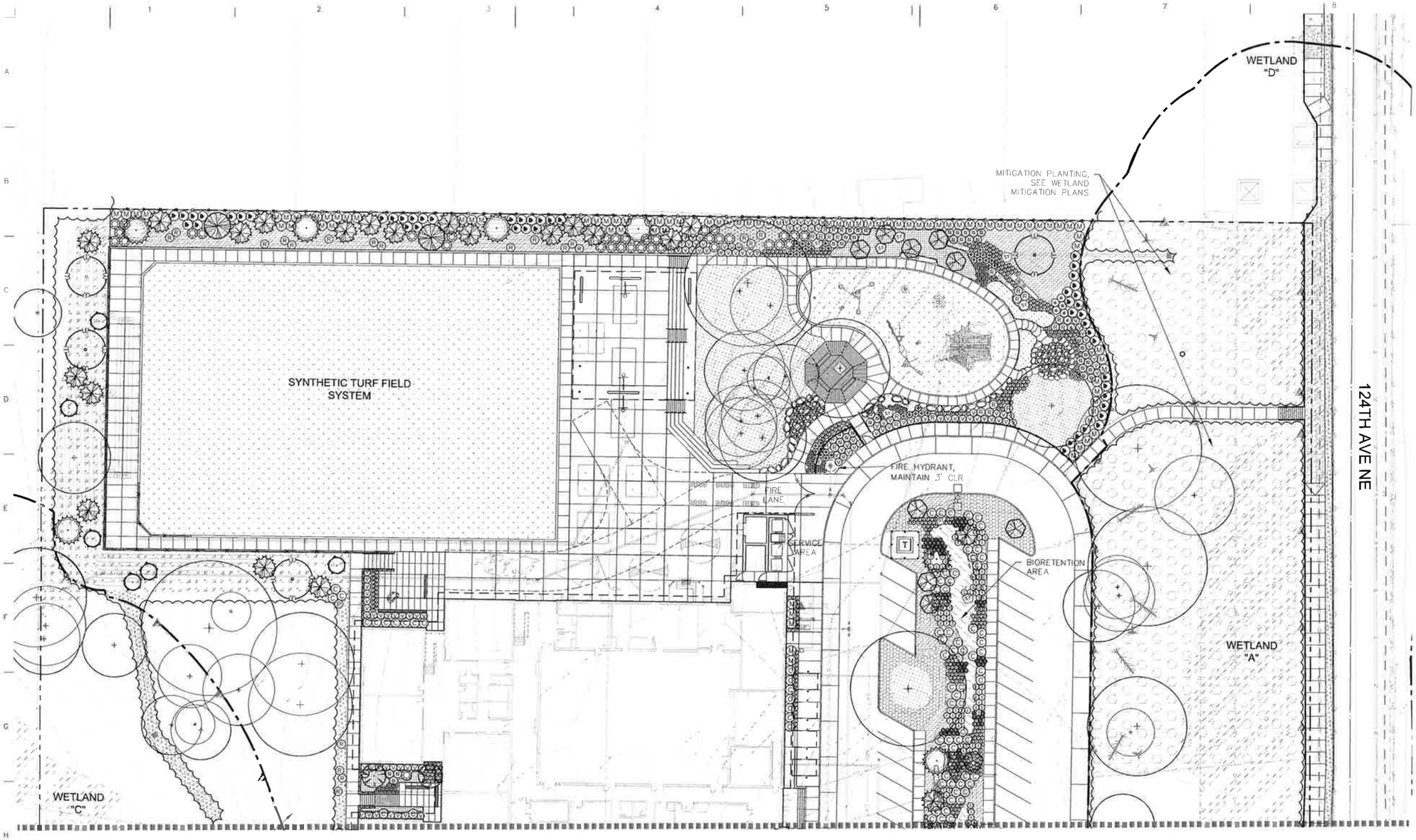
WEISMANDESIGNGROUP

Drawing Title:

OVERALL LANDSCAPE PLAN

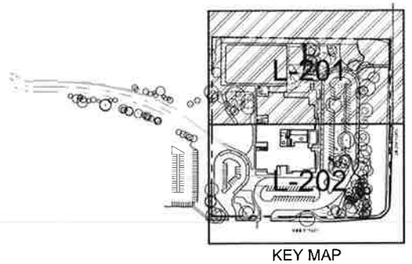
Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L200 of

BLRB ARCHITECTS, P.S.



MATCHLINE - SEE SHEET L-202

SCALE: 1"=20'-0"
0' 10' 20' 40' 80'
N



KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

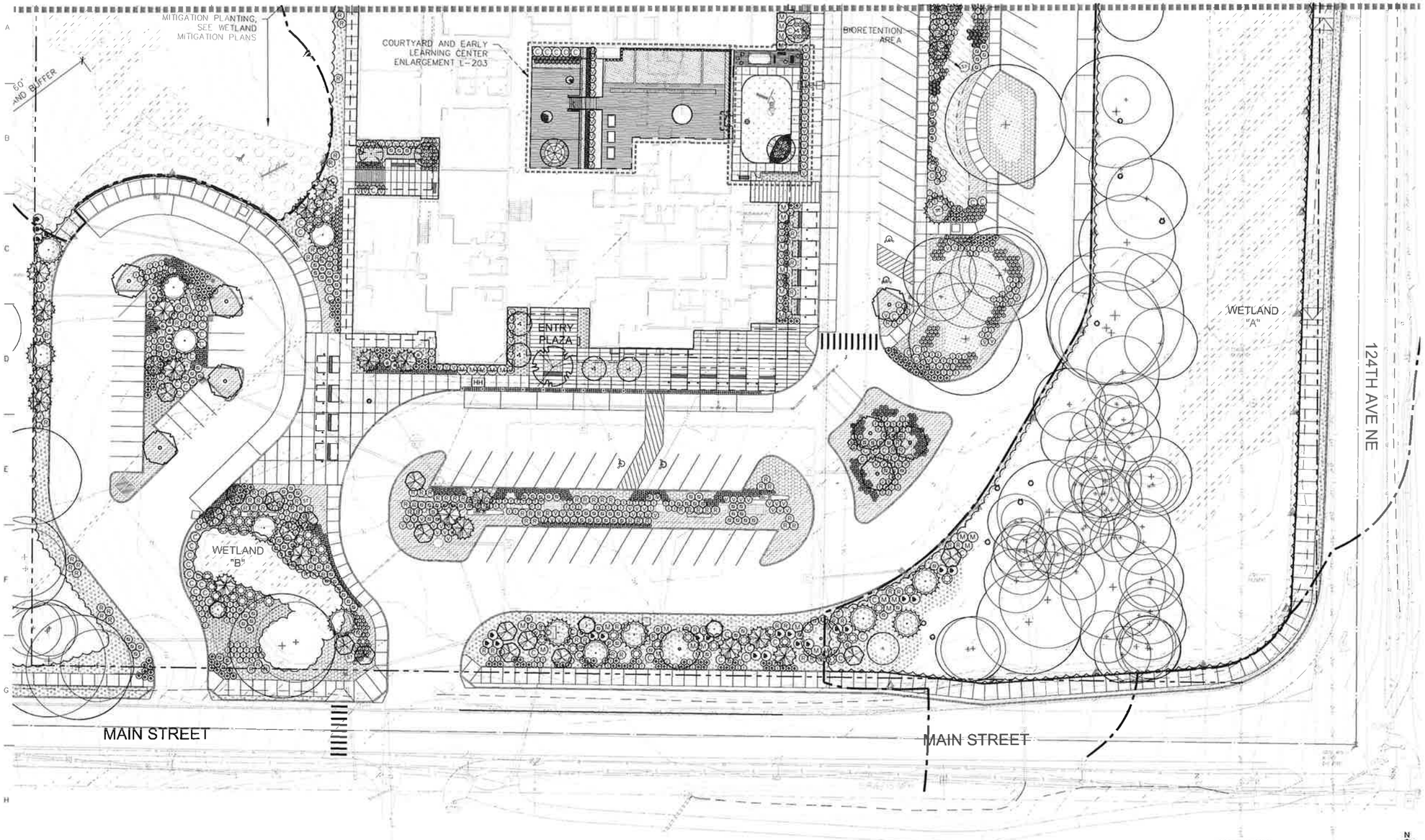
WEISMANDESIGNGROUP

Drawing Title:
LANDSCAPE PLAN

Date: May 4, 2016 | Drawn By: GH/MMW
Revised: NH | Project No. 14.80
Stamp | Sheet No. L201 of

BLRB ARCHITECTS, P.S.

MATCHLINE - SEE SHEET L-201



SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

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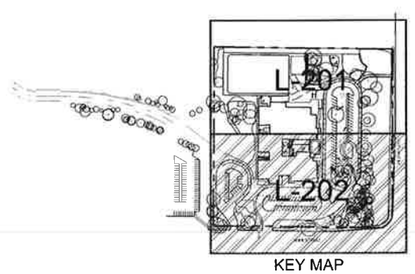


KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

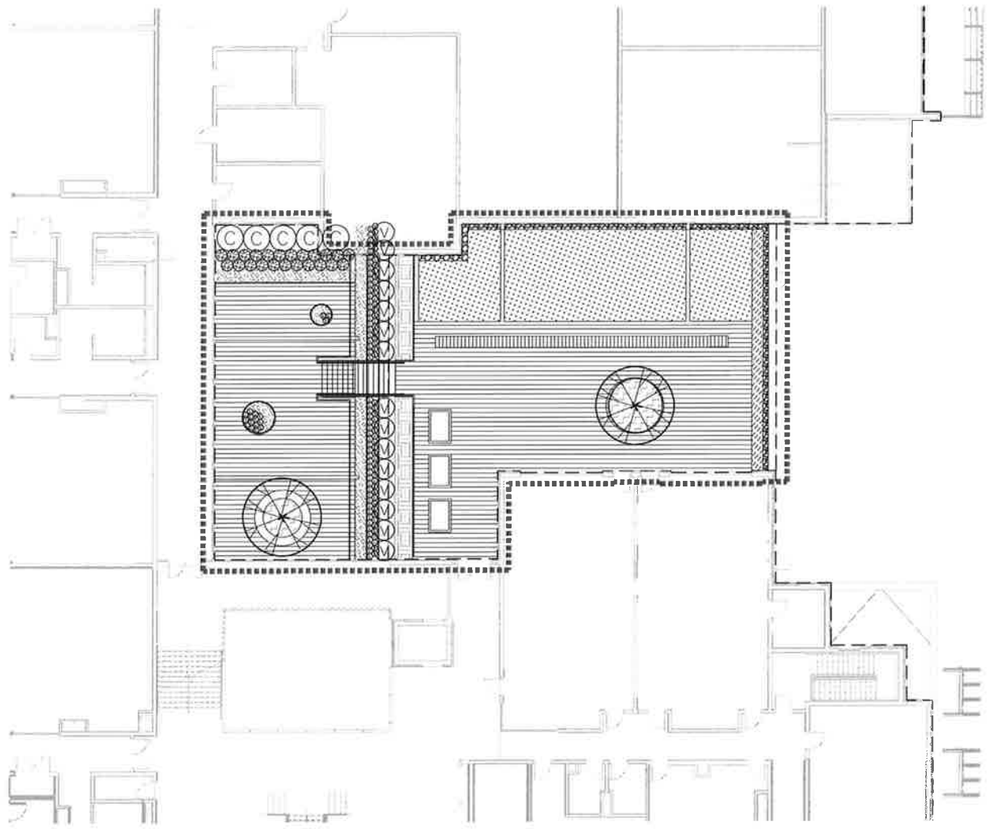
Drawing Title: LANDSCAPE PLAN

Date: May 4, 2016 | Drawn By: GH/MMW

Revised: NH | Project No. 14.80

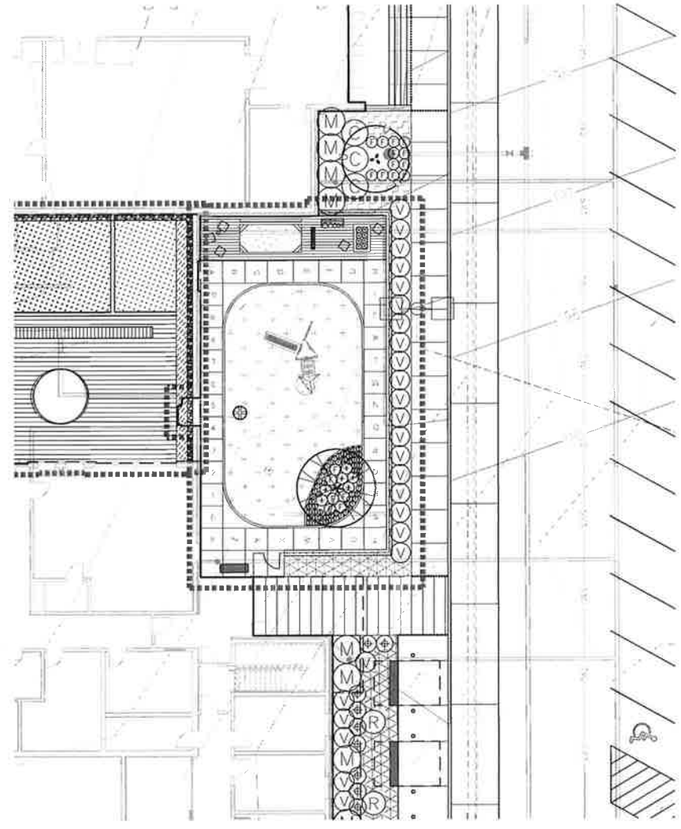
Stamp | Sheet No. L202 of

BURB ARCHITECTS, P.S.



A COURTYARD AND ROOF DECK PLANTING PLAN

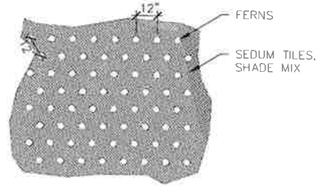
Scale: 1/4"=1'-0"



B EARLY LEARNING PLAY PLANTING PLAN

Scale: 1/4"=1'-0"

AUGMENTED PLANTING DIAGRAM



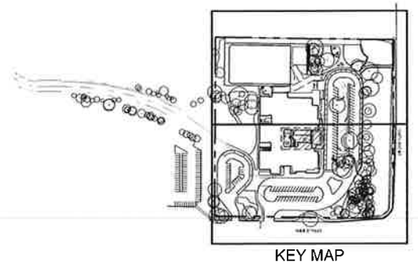
LANDSCAPE SCHEDULE (ENLARGEMENTS)

(LEGEND SHOWN AT 1"=10'-0" SCALE)

* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
	ACER PALMATUM JAPANESE MAPLE	MIN. 2" CALIPER, 10-12' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.
V	* VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
⊕	* ATHYRIUM FILIX-FEMINA LADY FERN	1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN ON PLAN
R	* POLYSTICHUM MUNITUM SWORD FERN	1 GAL. POTS, FULL & BUSHY.
	* DESCHAMPSIA CAESPITOSA TUFTED HAIR-GRASS	1 GAL. POTS, FULL & BUSHY.
M	LIRIOPE SPICATA LILY TURF	1 GAL. POTS, FULL & BUSHY, SPACING AS SHOWN ON PLAN
S	STACHYS BYZANTINA LAMB'S EAR	MIN. 1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN ON PLAN
	MENTHA SPICATA SPEARMINT	MIN. 1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN ON PLAN
T	THYMUS CITRIODORUS LEMON THYME	MIN. 1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN ON PLAN

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
	ACORUS GRAMINEUS 'MINIMUS AUREUS' DWARF GOLDEN SWEET FLAG	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 8" FROM EDGE OF PLANTING AREA.
	MAHONIA REPENS CREEPING MAHONIA	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 8" FROM EDGE OF PLANTING AREA.
	GREEN ROOF (TYPE 1)	4" DEPTH, SEDUM TRAYS. SEE SPECIFICATIONS AND DETAIL
	GREEN ROOF (TYPE 2)	18"+ DEPTH, ORNAMENTAL GRASSES. SEE SPECIFICATIONS AND DETAIL



KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

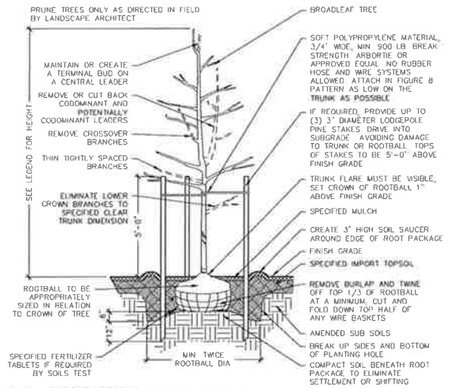
WEISMANDESIGNGROUP

Drawing Title:

LANDSCAPE PLAN ENLARGEMENTS

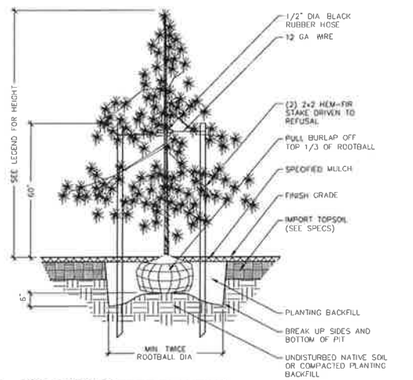
Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp:	Sheet No. L203

BLRB ARCHITECTS, P.S.



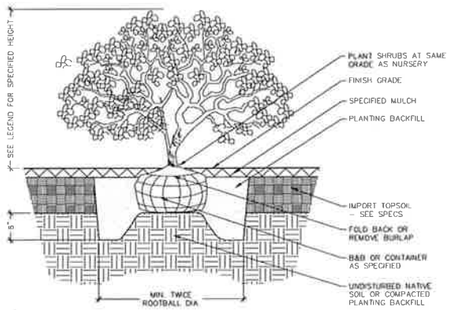
1 DECIDUOUS TREE PLANTING

Scale: 3/4"=1'-0"



2 CONIFEROUS TREE PLANTING

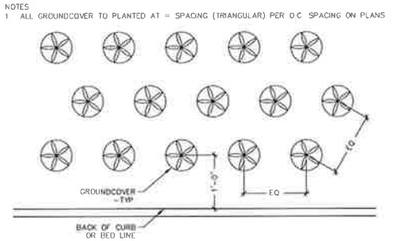
Scale: 1/2"=1'-0"



3 SHRUB PLANTING

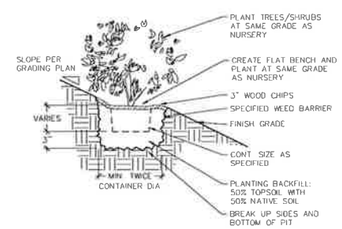
Scale: 1"=1'-0"

NOTES
1 ALL GROUNDCOVER TO PLANTED AT = SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS



4 GROUNDCOVER PLANTING

Scale: 1"=1'-0"



5 PIT PLANTING

NTS

LANDSCAPE SCHEDULE (LEGEND SHOWN AT 1"=20'-0" SCALE)
* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
	DECIDUOUS TREES	
	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA	SPECIMEN TREE, MULTI-STEMMED, MIN. 5" CALIPER, 10-12' HT WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B
*	ACER MACROPHYLLUM BIG LEAF MAPLE	MIN. 2" CALIPER, 10-12' HT WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B
	NYSSA SYLVATICA BLACK TUPELO	MALE SELECTION, MIN. 3" CALIPER, 12-14' HT WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B
*	ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 10'-12' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B
	ACER PALMATUM JAPANESE MAPLE	MIN. 2" CALIPER, 10-12' HT WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B
*	CORYLUS CORNUTA BEAKED HAZELNUT	MIN. 2" CALIPER, 10-12' HT WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B
	BETULA PAPYRIFERA PAPER BIRCH	MIN. 2" CALIPER, 10-12' HT WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B
*	AMELANCHIER X 'AUTUMN BRILLIANCE' SERVICEBERRY	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B
*	CRATAEGUS DOUGLASII BLACK HAWTHORN	MIN. 1-1/2" CALIPER, 8-10' HT WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B
	EVERGREEN TREES	
*	PSEUDOTSUGA MENZIESII DOUGLAS FIR	8'-10' HT., FULL & BUSHY TO BASE, B&B
*	THUJA PLICATA WESTERN RED CEDAR	8'-10' HT., FULL & BUSHY TO BASE, B&B
*	THUJA PLICATA 'HOGAN' HOGAN CEDAR	8'-10' HT., FULL & BUSHY TO BASE, B&B
	SHRUBS	
*	OEMLERIA CERASIFORMIS INDIAN PLUM	MIN. 42" HT., FULL & BUSHY, CONT
*	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 42" HT., FULL & BUSHY, CONT
*	MAHONIA AQUIFOLIUM TALL OREGON GRAPE	MIN. 42" HT. & SPR, FULL & BUSHY, CONT
*	CORNUS SERICEA 'ISANTI' ISANTI RED TWIG DOGWOOD	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT
*	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
*	ROSA NOOKANA NOOTKA ROSE	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT
*	PHILADELPHUS LEWISII 'BLIZZARD' BLIZZARD MOCK ORANGE	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.
*	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT
*	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT
*	SPIRAEA BETULIFOLIA 'TOR GOLD' TOR GOLD BIRCHLEAF SPIREA	1 GAL POTS, FULL & BUSHY, CONT
*	CORNUS SERICEA 'KELSEYI' KELSEY DOGWOOD	1 GAL POTS, FULL & BUSHY, CONT
	GROUNDCOVERS / ORNAMENTAL GRASSES	
	ATHYRIUM FILIX-FEMINA LADY FERN	1 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN ON PLAN
	DESCHAMPSIA CAESPITOSA TUFTED HAIR-GRASS	1 GAL POTS, FULL & BUSHY
*	POLYSTICHUM MUNITUM SWORD FERN	1 GAL POTS, FULL & BUSHY
*	CAREX FLACCA BLUE SEDGE	1 GAL POTS, FULL & BUSHY, CONT
*	MAHONIA REPENS CREEPING MAHONIA	1 GAL POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA
*	GAULTHERIA SHALLON SALAL	1 GAL POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA
*	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	1 GAL POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA

LANDSCAPE SCHEDULE (LEGEND SHOWN AT 1"=20'-0" SCALE)
* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
	BUTTERFLY GARDEN 30% SEDUM 'AUTUMN JOY' 'AUTUMN JOY' STONECROP 30% RUDBECKIA F. S. 'GOLDSTURM' 'GOLDSTURM' BLACK-EYED SUSAN 25% MAHONIA REPENS CREEPING MAHONIA 15% ASTILBE 'BRIDAL VEIL' 'BRIDAL VEIL' ASTILBE (WHITE)	1 GAL @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA. PLANT IN GROUPS OF 15 (QTY.) MIN.
	* NATIVE PLANTING MIX 30% GAULTHERIA SHALLON SALAL 20% MAHONIA REPENS CREEPING MAHONIA 20% MAHONIA NERVOSA LOW OREGON MAHONIA 30% POLYSTICHUM MUNITUM SWORD FERN	1 GAL POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA
	* WETLAND PLANTING MIX 30% CAREX OBNUPTA SLOUGH SEDGE 20% JUNCUS ACUMINATUS TAPERED RUSH 20% JUNCUS ENSIFOLIUS DAGGER LEAF RUSH 30% SCIRPUS MICROCARPUS SMALL FRUITED BULRUSH	10" PLUGS AT 8" O.C. TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF BIO-RETENTION AREAS.
	SALVAGED LOGS (16 EA.) AND STUMPS (15 EA.)	SEE SPECIFICATIONS AND DETAILS (5/L4) (2/L4)
	GREEN ROOF	SEE SPECIFICATIONS
	MEADOW MIX	SEE SPECIFICATIONS
	SYNTHETIC FIELD TURF	SEE SPECIFICATIONS
	SYNTHETIC PLAY TURF	SEE SPECIFICATIONS
	MULCH ONLY	SEE SPECIFICATIONS
	EXISTING VEGETATION TO REMAIN	SAVE AND PROTECT
	EXISTING TREES TO REMAIN	SAVE AND PROTECT. SEE CIVIL FOR EXACT LIMITS OF CLEARING AND TREE PROTECTION FENCING

Permit Set

WILBURTON ELEMENTARY SCHOOL

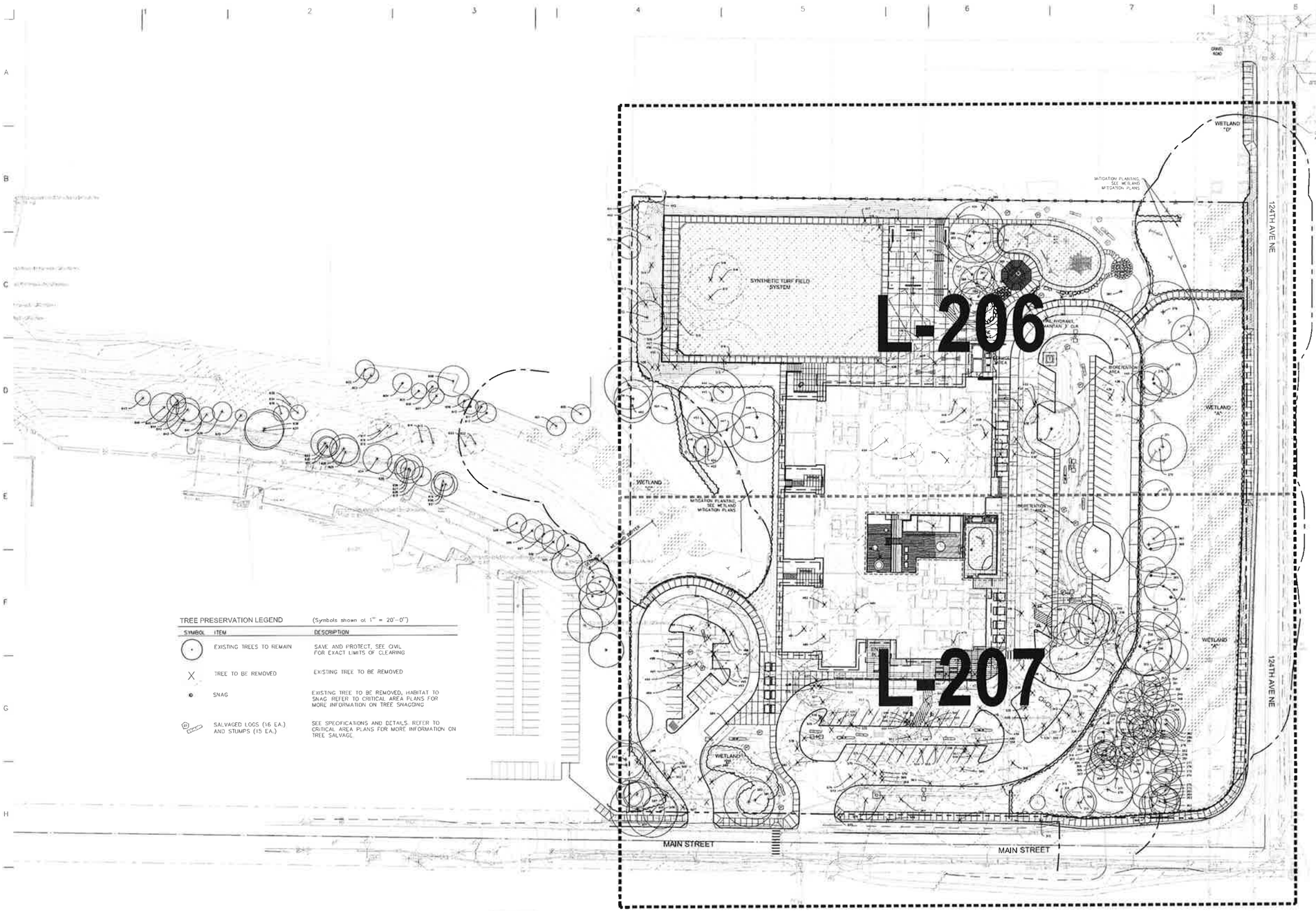
BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title:
DETAILS & LANDSCAPE LEGEND

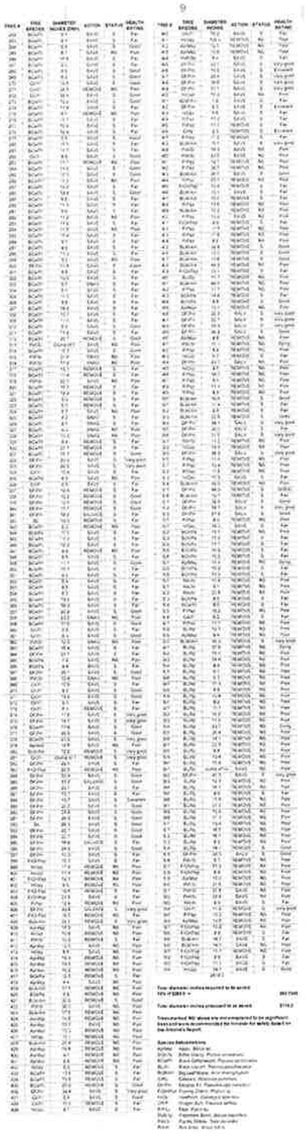
Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp:	Sheet No. L204

BLRB ARCHITECTS, P.S.



TREE PRESERVATION LEGEND (Symbols shown at 1" = 20'-0")

SYMBOL	ITEM	DESCRIPTION
	EXISTING TREES TO REMAIN	SAVE AND PROTECT, SEE CIVIL FOR EXACT LIMITS OF CLEARING
X	TREE TO BE REMOVED	EXISTING TREE TO BE REMOVED
	SNAG	EXISTING TREE TO BE REMOVED, HABITAT TO SNAG REFER TO CRITICAL AREA PLANS FOR MORE INFORMATION ON TREE SNAGGING
	SALVAGED LOGS (16 EA.) AND STUMPS (15 EA.)	SEE SPECIFICATIONS AND DETAILS. REFER TO CRITICAL AREA PLANS FOR MORE INFORMATION ON TREE SALVAGE



Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

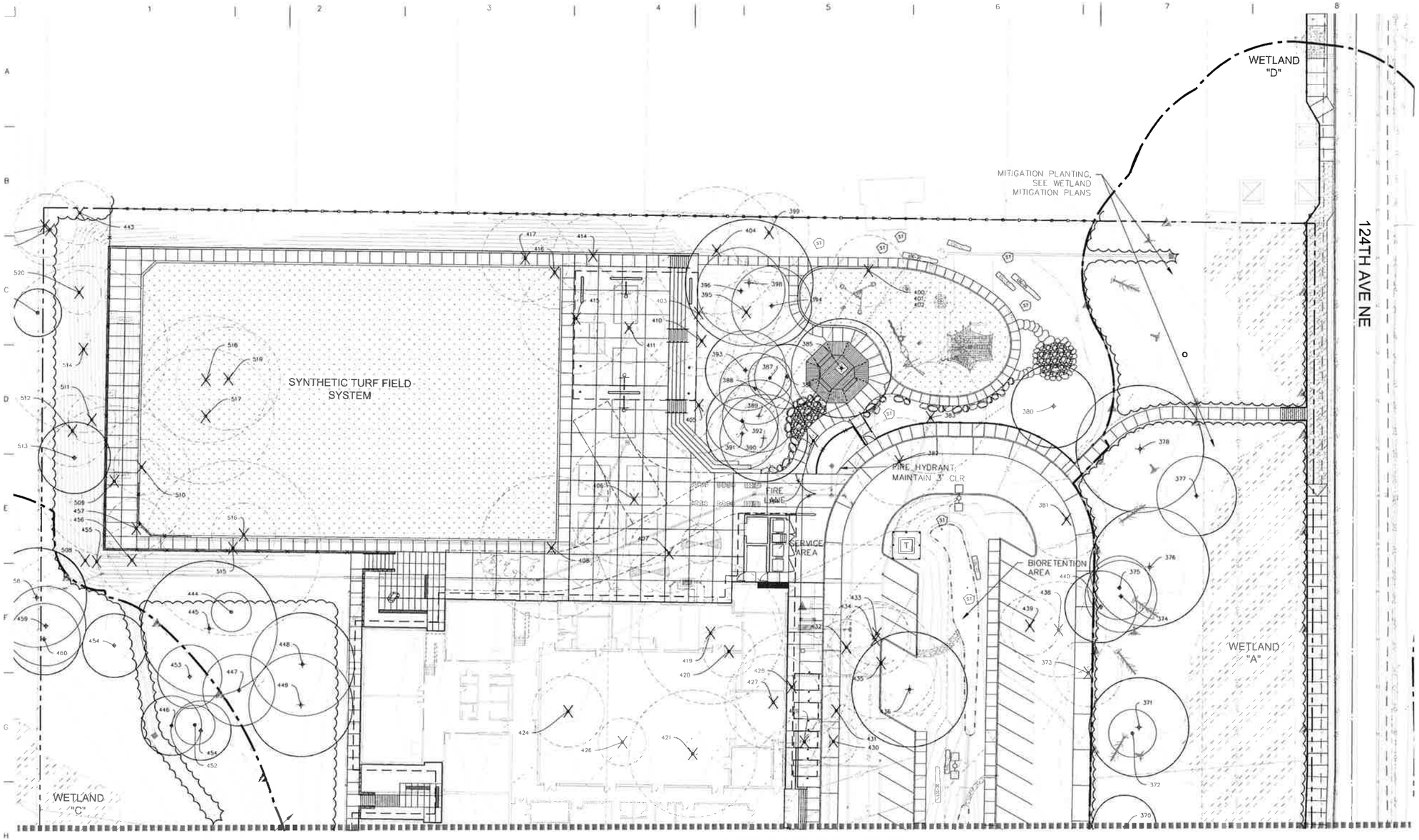
WEISMANDESIGNGROUP

Drawing Title:

OVERALL TREE PRESERVATION PLAN

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp:	Sheet No. L205

BLRB ARCHITECTS P.S.



MATCHLINE - SEE SHEET L-207

SCALE: 1"=20'-0"
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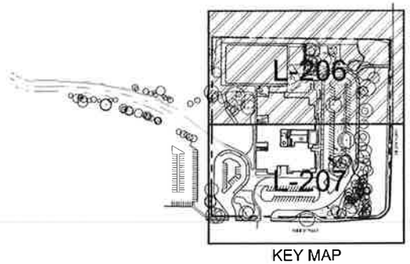


KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

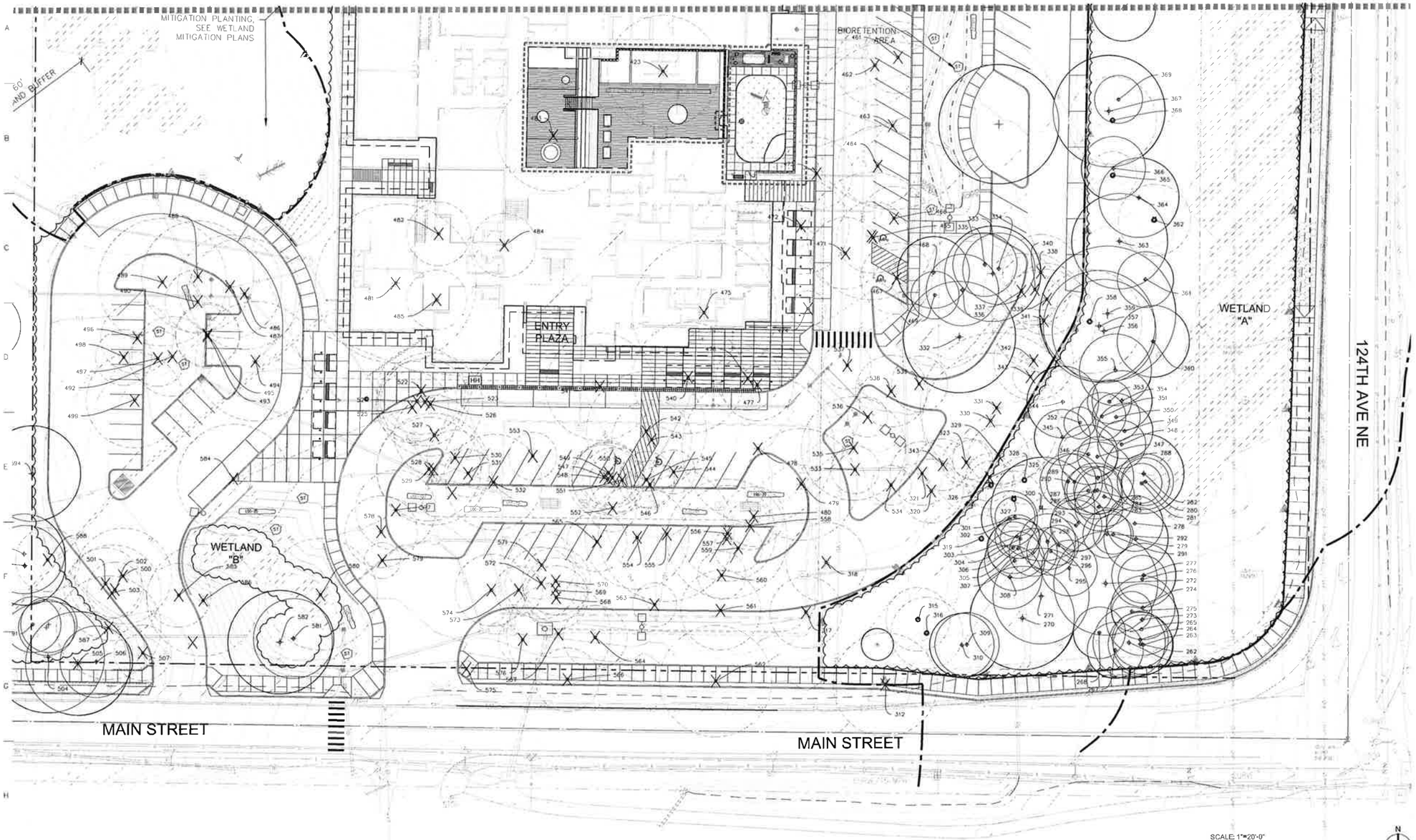
WEISMANDESIGNGROUP

Drawing Title: TREE PRESERVATION PLAN

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp:	Sheet No. L206

BLRB ARCHITECTS, P.S.

MATCHLINE - SEE SHEET L-206



SCALE: 1"=20'-0"
0' 10' 20' 40' 80'
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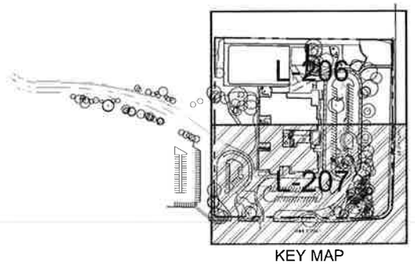


KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

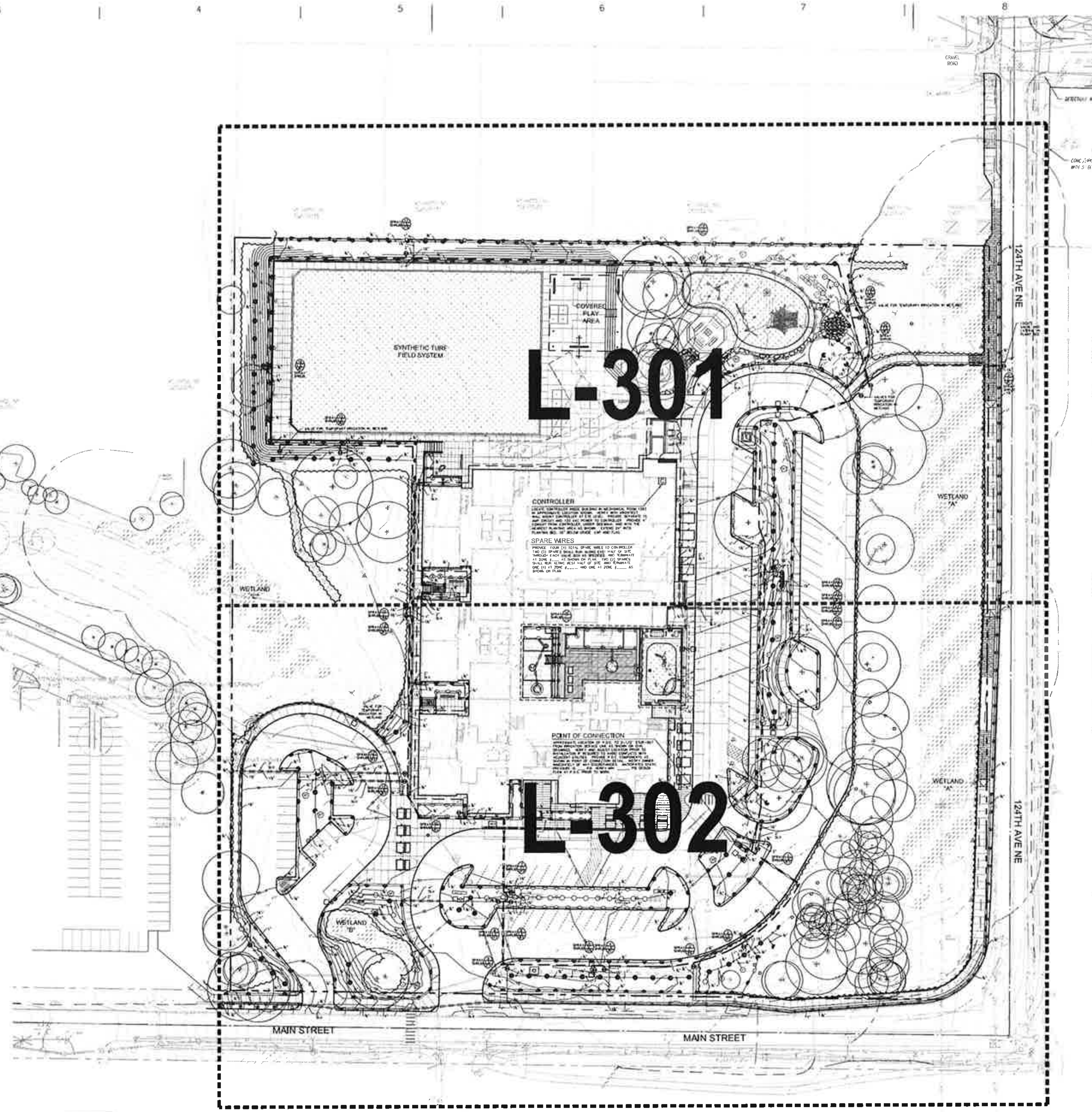
BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title:
TREE PRESERVATION PLAN

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L207 of

BLRB ARCHITECTS, P.S.



IRRIGATION NOTES:

1. ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS.
2. LOCATION OF IRRIGATION MAINLINE, LATERALS, AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. IF SLEEVES ARE SHOWN THEY ARE TO BE STRAIGHT RUNS, TYP. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS. SLEEVES ARE REQUIRED WHENEVER LATERAL OR MAIN IRRIGATION LINES CROSS PAVED SURFACES.
3. VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY. LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
4. SEE CIVIL PLANS FOR LOCATION OF IRRRIGATION STUB-OUT FROM EXISTING _____ METER.
5. ANTICIPATED AVAILABLE STATIC WATER PRESSURE IS +/- XXX PSI. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
6. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL.THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.
7. LATERAL LINE PIPE SHALL BE SIZED PER THE FOLLOWING:
   - 0-6.9 GPM = 3/4" PIPE
   - 7-13.9 GPM = 1" PIPE
   - 14-23.9 GPM = 1-1/4" PIPE
   - 24-33.9 GPM = 1-1/2" PIPE
   - 34-56 GPM = 2" PIPE
8. WHERE IRRIGATION PIPING IS SHOWN ADJACENT OR UNDER EXISTING TREES, MAKE MINOR ROUTE ADJUSTMENTS TO AVOID TRENCHING THROUGH LARGE TREE ROOTS. REFER TO SPECIFICATION SECTION 02810 FOR FURTHER INSTRUCTIONS.
9. REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
10. IRRIGATION SYSTEMS WILL BE DESIGNED TO COMPLY WITH CITY OF BELLEVUE WATER CODE INCLUDING IRRIGATION WATER BUDGETING AND TOTAL ESTIMATED WATER USE CALCULATIONS.
11. ADJUST IRRIGATION LAYOUT IF NECESSARY TO AVOID CONFLICT WITH BUILDING FOUNDATION AND FOOTING DRAINS.

Water Efficient Irrigation System Design Certification

Project Name: Wilburton Elementary School
Project Address: Wilburton Elementary School, Bellevue, WA [illegible]

Project Owner or Manager:
(Company Name): Bellevue School District
(Contact Name): [illegible]
(Street Address): [illegible]
(City, State, Zip): Bellevue, WA [illegible]
(Phone): [illegible]

Irrigation System Design Contact:
(Company Name): Weisman Design Group INC PS
(Contact Name): [illegible]
(Street Address): [illegible] E Madison St
(City, State, Zip): Seattle, WA 98112
(Phone): [illegible]

[illegible]

[illegible] (Printed Name) [illegible] (Date)
(Approval Signature)
Bellevue Utilities Department (Date)

Irrigation Water Budget Form

Project Name: Wilburton Elementary School
Project Address: Wilburton Elementary School, Bellevue, WA [illegible]
IWB Formula: IWB = ET x AF x LA x CF

IWB: Irrigation Water Budget
ET: Evapotranspiration Rate (14.48")
AF: Adjustment Factor (0.8)
LA: Landscape Area (Square Feet)
CF: Conversion Factor (0.62)

IWB Formula in Simplest Terms: IWB = 7.18704 x LA

Landscape Area: 89,307 Sq. FT. x 7.18704
IRRIGATION WATER BUDGET: 641,853 GALLONS
TOTAL ESTIMATED WATER USE: 219,075 GALLONS

[illegible]

Total Estimated Water Use Form

Project Name: Wilburton Elementary School
Project Address: Wilburton Elementary School, Bellevue, WA [illegible]
EWU Formula: EWU = 14.374 X PF X HA

EWU: Estimated Water Use (per Hydrozone)
ET: Evapotranspiration Rate (14.48")
PF: Plant Factor (As determined for Hydrozone)
HA: Hydrozone Area (In square Feet)
CF: Conversion Factor (0.62)
IE: Irrigation Efficiency (either 0.625 or 0.925)

EWU Formula in Simplest Terms When IE = 0.625: EWU = 14.374 x PF x HA
EWU Formula in Simplest Terms When IE = 0.925: EWU = [illegible]

HYDROZONE	HA (SQ. FT.)	AVERAGE PF	IRR. EFF.	EWU
1	[illegible]	0.8	0.625	[illegible]
2	2,414	0.2	[illegible]	[illegible]
3	3,436	0.2	[illegible]	[illegible]
4	[illegible]	0.2	0.625	[illegible]
5	[illegible]	0.2	0.625	[illegible]
6	2,730	[illegible]	[illegible]	[illegible]
7	2,730	0.2	[illegible]	[illegible]
8	7,341	[illegible]	[illegible]	[illegible]
9	1,080	0.2	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]
11	4,773	0.2	0.625	[illegible]
12	1,778	0.2	[illegible]	[illegible]
13	3,725	0.2	[illegible]	7235
14	[illegible]	[illegible]	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]	[illegible]
16	4,417	[illegible]	0.625	[illegible]
17	[illegible]	0.2	[illegible]	[illegible]
18	3,825	0.2	[illegible]	7430
19	4,872	0.2	[illegible]	[illegible]
20	[illegible]	[illegible]	[illegible]	[illegible]
21	[illegible]	0.2	[illegible]	[illegible]
22	[illegible]	0.2	[illegible]	7746
23	1,706	0.2	0.625	[illegible]
24	3,217	0.2	[illegible]	[illegible]
25	[illegible]	0.2	[illegible]	[illegible]
TOTAL HA =	89,307	SQ. FT.	TOTAL EWU =	219,075

SCALE: 1"=40'-0"
0' 20' 40' 80' 160'
N

Permit Set

WILBURTON ELEMENTARY SCHOOL

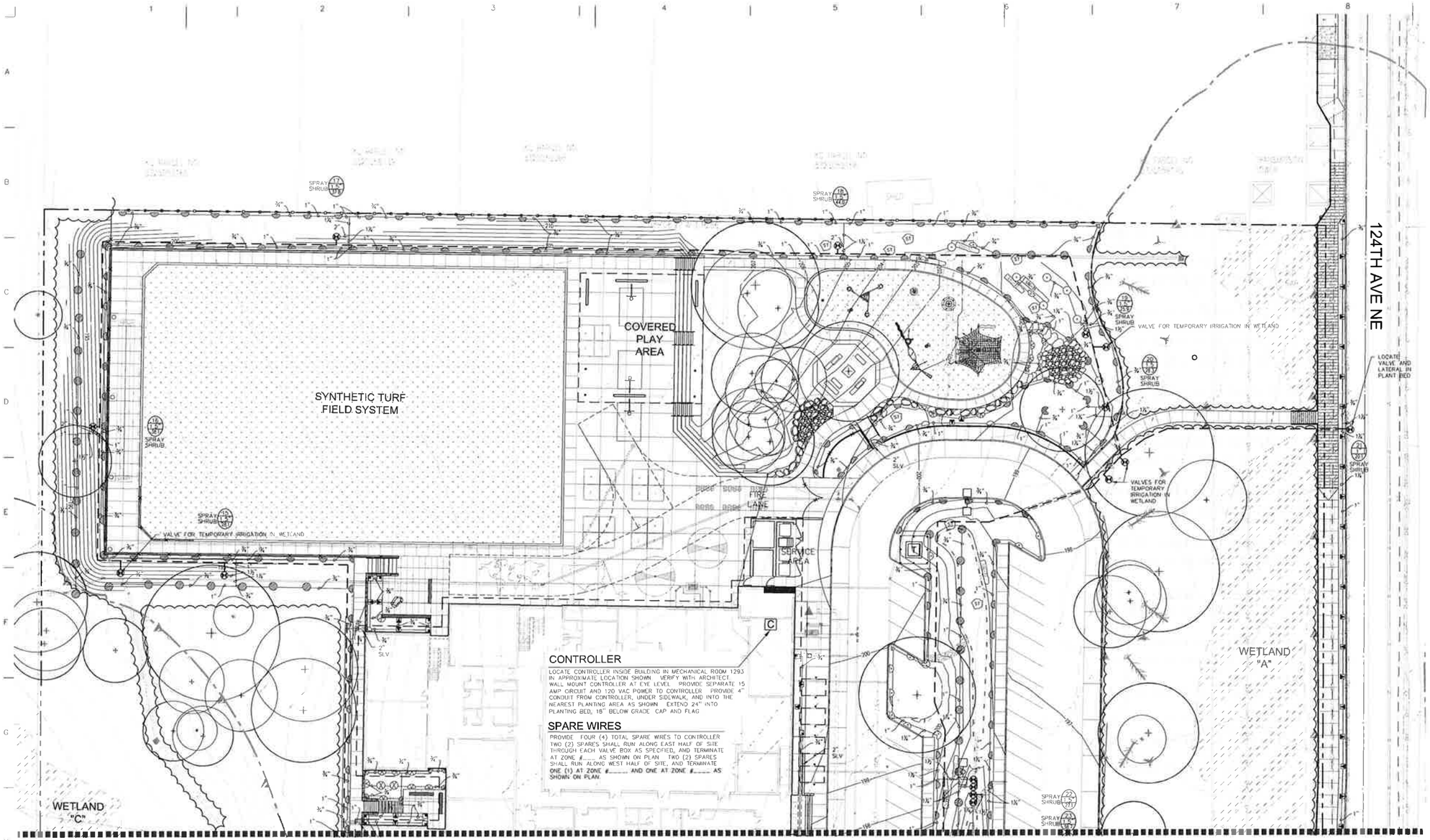
BELLEVUE SCHOOL DISTRICT

WEISMAN**DESIGN**GROUP

Drawing Title:
OVERALL IRRIGATION PLAN

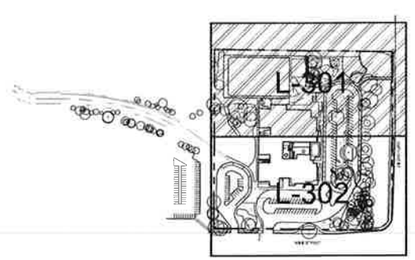
Date: May 4, 2016 | Drawn By: GH/MMW
Revised: NH | Project No. 14.80
Stamp: | Sheet No. L300

BLRB ARCHITECTS, P.S.



MATCHLINE - SEE SHEET L-302

SCALE: 1"=20'-0"
0' 10' 20' 40' 80'
N



KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

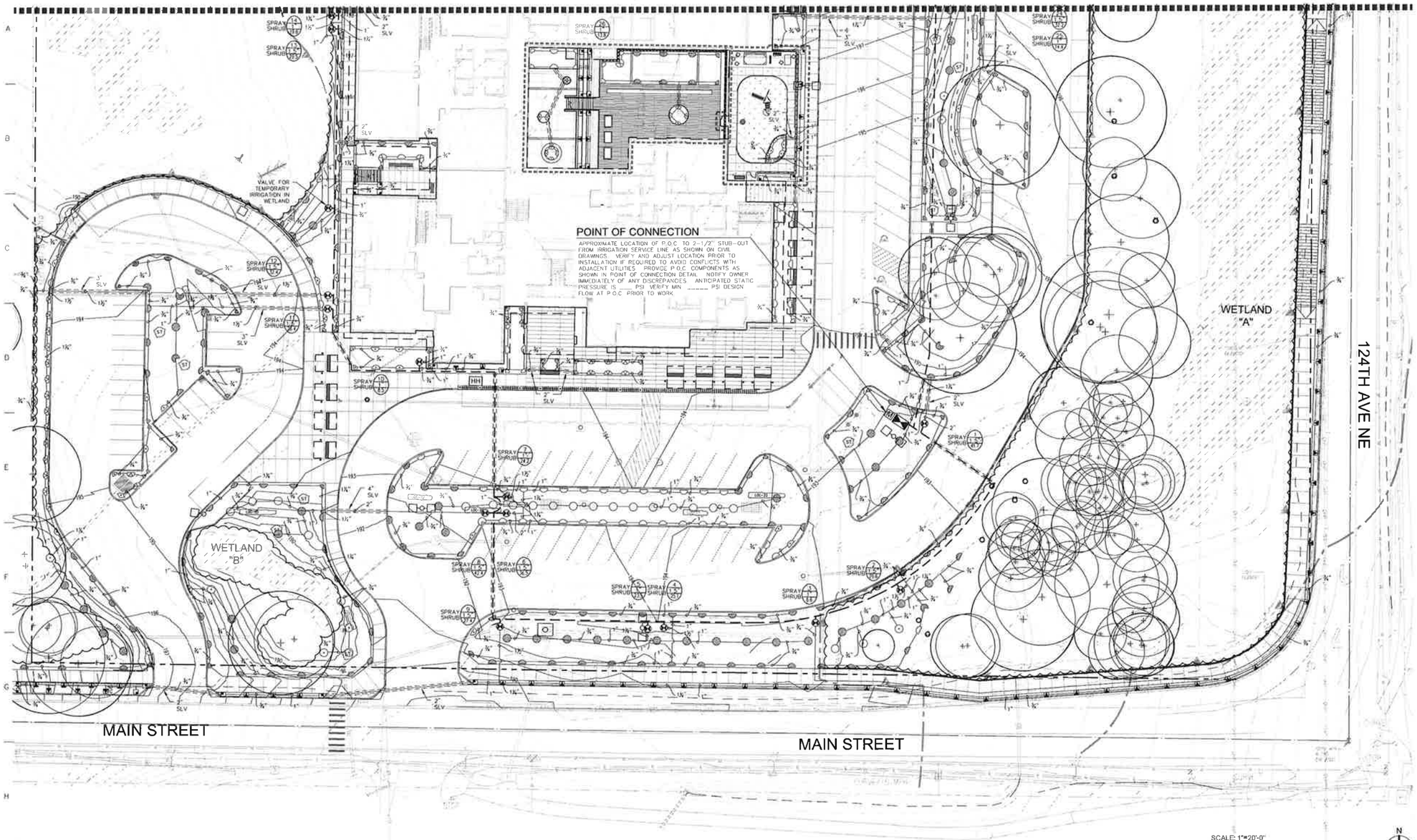
WEISMANDESIGNGROUP

Drawing Title: IRRIGATION PLAN

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L301 of

BLRB ARCHITECTS, P.S.

MATCHLINE - SEE SHEET L-301



SCALE: 1"=20'-0"
0' 10' 20' 40' 80'
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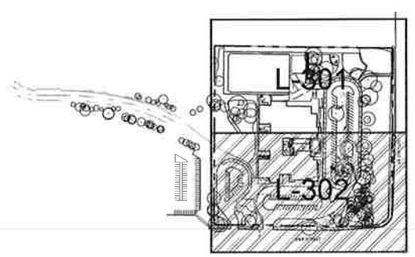


KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title: IRRIGATION PLAN

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L302

BERB ARCHITECTS, P.S.

BAS SYSTEM NOTES:

1. THE INTERFACE SHALL HAVE SIX SEPARATE PROGRAMS CAPABLE OF SEPARATE START TIMES. EACH PROGRAM SHALL HOLD UP TO 500 ZONES. EACH PROGRAM SHALL BE SEPARATELY ENABLED/DISABLED.

2. ZONES SHALL BE PROGRAMMABLE WITH SEQUENTIAL RUN TIMES IN THE PRE-DEFINED ZONE SEQUENCE FOR EACH PROGRAM. TYPICAL PROGRAMMING EXAMPLE: THE CONTRACTOR SHALL COMBINE ZONES INTO PROGRAM GROUPS AS DIRECTED BY THE OWNER. THESE SHALL BE ARRANGED IN THE DESIRED WATERING SEQUENCE. THE USER THEN SELECTS A RUN TIME FOR EACH ZONE. FINALLY, THE USER SELECTS A START TIME FOR THAT PROGRAM. THE NORMAL SEQUENCE OF OPERATIONS WOULD BE FOR THE FIRST ZONE TO START AT THE SET TIME, WATER FOR ITS PRESET RUN TIME, THEN SEQUENCE TO THE NEXT ZONE AND SO ON.

3. THE GRAPHICAL USER INTERFACE FOR THE IRRIGATION SYSTEM SHALL CONSIST OF 2 TYPES OF SCREENS. SCREEN TYPE 1 SHALL CONSIST OF A SINGLE SCREEN FOR EACH OF THE THREE PROGRAM GROUPS ON THIS SCREEN SHALL BE THE START TIME FOR THIS PROGRAM GROUP; A LIST OF ALL ZONES IN THIS GROUP LISTED IN SEQUENCE; AND OVERRIDE METHOD TO TURN EACH ZONE ON AND OFF INDIVIDUALLY; AND A RUN TIME INDICATOR FOR EACH ZONE. INCLUDE LOCATION OF PRIMARY AND SECONDARY MASTER VALVES, SHUT OFF SEQUENCING FOR PRIMARY AND SECONDARY MASTER VALVES AND ALARM NOTIFICATIONS WHEN FLOW IS DETECTED OUTSIDE OF SCHEDULED RUN TIMES.

4. SCREEN TYPE 2 SHALL CONSIST OF A MAP OF THE GROUNDS IDENTIFYING EACH ZONE AND AN APPROXIMATION OF COVERAGE. THE MAP SHALL DISPLAY THE PROGRAMMED RUN TIME AND SEQUENCE NUMBER FOR PROGRAM #1 (THE MAIN PROGRAM) ON EACH ZONE. EACH ZONE SHALL ALSO HAVE A METHOD FOR OVERRIDING TO TURN THE ZONE ON AND OFF INDIVIDUALLY IN ORDER TO PROVIDE ADEQUATE SPACE, THE MAP MAY BE SPREAD OUT OVER MORE THAN ONE SCREEN.

5. BOTH SCREEN TYPES SHALL HAVE INDICATORS DISPLAYING WHICH PROGRAM IS CURRENTLY ACTIVE AND WHICH ZONES ARE ON.

6. THE PROGRAM SHALL ALLOW FOR A USER PROVIDED DRY CONTACT INPUT TO ENABLE AND DISABLE THE ENTIRE IRRIGATION SYSTEM.

7. THE SYSTEM SHALL UTILIZE A RAIN SENSOR TO "LOCK OUT" OR PREVENT THE IRRIGATION SYSTEM FROM OPERATING WHEN IT IS RAINING. WHEN THE SENSOR DETECTS A NO RAIN CONDITION THE IRRIGATION PROGRAM SHALL RETURN TO NORMAL OPERATION. THE COMPUTER TERMINAL DISPLAY SHALL ALLOW FOR OVERRIDE OF RAIN SENSOR "LOCK OUT" FEATURE.

8. THE SECTION 02810 INSTALLER SHALL PROVIDE AN IRRIGATION CONTROL PANEL TO INTERFACE WITH THE IRRIGATION SYSTEM. ZONE SOLENOID VALVES. THE CONTROL PANEL SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING DEVICES AND FEATURES:
   - A. A SOLENOID CONTROL RELAY FOR EACH IRRIGATION ZONE SOLENOID VALVE. (36) VALVES TOTAL. RELAYS SHALL BE "ICE CUBE" OR "RIB" TYPE, NOT INTEGRAL TO THE EWS CONTROLLER.
   - B. A HAND/OFF/AUTO SWITCH FOR EACH RELAY TO ALLOW FOR MANUAL OVERRIDE OF EACH SOLENOID VALVE.
   - C. H-O-A SWITCHES SHALL BE LOCATED WITHIN THE CONTROL PANEL ENCLOSURE.
   - D. CONTROL PANEL SHALL HAVE A HINGED LOCKING FRONT PANEL.
   - E. THE CONTROL PANEL FRONT SHALL BE LABELED AND EACH RELAY AND EACH H-O-A SWITCH SHALL BE LABELED INDICATING ZONE SERVED.
   - F. 24 VOLT FUSED TRANSFORMER(S) TO POWER ALL RELAYS AND SOLENOID VALVES.
   - G. A SINGLE POWER DISCONNECT SWITCH SHALL BE LOCATED INSIDE THE CONTROL PANEL ENCLOSURE. THE SWITCH SHALL CONTROL POWER TO THE TRANSFORMER(S), CONTROLLER AND SOLENOID VALVES. PLACING THIS SWITCH IN THE "OFF" POSITION SHALL DISABLE THE ENTIRE IRRIGATION CONTROL SYSTEM.

9. WIRING BETWEEN THE SOLENOID VALVES AND THE CONTROL PANEL SHALL BE THE RESPONSIBILITY OF SECTION 02810. THE SECTION 02810 INSTALLER SHALL LABEL ALL WIRE ENDS AT THE IRRIGATION CONTROL PANEL. THE SECTION 15900 INSTALLER SHALL CONNECT/TERMINATE ALL SOLENOID WIRING TO THE CONTROL RELAYS.

10. BOTH THE SECTION 02810 INSTALLERS AND THE SECTION 15900 INSTALLER SHALL PERFORM STARTUP AND TESTING OF THE IRRIGATION SYSTEM TO ENSURE FULL SYSTEM OPERATION.

11. REFER TO MECHANICAL DRAWING M-1012 FOR ADDITIONAL INFORMATION.

ZONE SUMMARY

ZONE	GPM	SIZE	PLANT	TYPE
1	41.7	1.5"	SHRUB	SPRAY
2	29.6	1.5"	SHRUB	SPRAY
3	6.6	1"	SHRUB	SPRAY
4	25.1	1.5"	SHRUB	SPRAY
5	23.5	1"	SHRUB	SPRAY
6	36.5	1.5"	SHRUB	SPRAY
7	24.2	1"	SHRUB	SPRAY
8	42.4	1.5"	SHRUB	SPRAY
9	27.4	1.5"	SHRUB	SPRAY
10	8.5	1"	SHRUB	SPRAY
11	26.4	1.5"	SHRUB	SPRAY
12	32.4	1.5"	SHRUB	SPRAY
13	29.5	1.5"	SHRUB	SPRAY
14	19.8	1"	SHRUB	SPRAY
15	28.1	1.5"	SHRUB	SPRAY
16	38.1	1.5"	SHRUB	SPRAY
17	37.8	1.5"	SHRUB	SPRAY
18	44.0	1.5"	SHRUB	SPRAY
19	25.9	1.5"	SHRUB	SPRAY
20	28.3	1.5	SHRUB	SPRAY
21	20.1	1"	SHRUB	SPRAY
22	27.1	1.5"	SHRUB	SPRAY
23	38.7	1.5"	SHRUB	SPRAY
24	32.2	1.5"	SHRUB	SPRAY
25	14.4	1"	SHRUB	SPRAY
26	13.8	1"	SHRUB	SPRAY

IRRIGATION SCHEDULE

SYMBOL	ITEM	MANUFACTURER / DESCRIPTION	NOTES
F,TQ,TT,210,H,150,T,0.60	POP-UP SPRAY HEAD	TORO O-T-15-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-305. SEE SHEET L-305 USE TORO O-T-15-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE.
F,TQ,TT,210,H,150,T,0.60	POP-UP SPRAY HEAD	TORO O-T-12-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-305. SEE SHEET L-305 USE TORO O-T-12-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE.
F,TQ,TT,210,H,150,T,0.60	POP-UP SPRAY HEAD	TORO O-T-10-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-305. SEE SHEET L-305 USE TORO O-T-10-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE.
F,TQ,TT,210,H,150,T,0.60	POP-UP SPRAY HEAD	TORO O-T-8-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-305. SEE SHEET L-305 USE TORO O-T-8-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE.
F,TQ,TT,210,H,150,T,0.60	POP-UP SPRAY HEAD	TORO O-T-5-(x)-570Z-6P-PR (x)=60 ,Q, T, 150, H, 210, TT, TQ or F AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-305. SEE SHEET L-305 USE TORO O-T-5-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE.
30-SST, 15-LCS, 15-RCS	POP-UP SPRAY HEAD	TORO O-T-(z)-(x)-570Z-6P-PR (z)=15 or 30 (x)=SST, RCS or LCS AS SHOWN ON PLAN.	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 6, SHEET L-305. SEE SHEET L-305 USE TORO O-T-(z)-(x)-570Z-6P-PR-COM WHERE REQUIRED TO PREVENT LOW HEAD DRAINAGE.
	ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATOR	RAINBIRD 100-PEB-PRS-D (1") RAINBIRD 150-PEB-PRS-D (1-1/2") AND 200-PEB-PRS-D (2")	PLASTIC CONTROL VALVE WITH PRS-DIAL. INSTALL PER DETAIL 4, SHEET L-305. ALL VALVES SHOWN IN LAWN AREAS MUST BE INSTALLED WITHIN CONCRETE VALVE BOXES
	SECONDARY MASTER VALVE	SUPERIOR 3100 SERIES (3")	NORMALLY OPEN REMOTE CONTROL VALVE. INSTALL SIM. TO DETAIL 8, SHEET L-305
	QUICK COUPLER WITH TURF COVERED VALVE BOX	SH-2 SWIVEL HOSE ELL RAINBIRD #5RC 55K-1 KEY WITH TURFCOOL, 1C-1700-OVC PLUS QUICK CONNECT VALVE BOX	INSTALL IN BOX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS SEE DETAIL 9, SHEET L-305
C	CONTROLLER	PER BAS	IRRIGATION SYSTEM WILL BE CONTROLLED BY THE BUILDING AUTOMATION SYSTEM (BAS). REFER TO IRRIGATION AND MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
M	IRRIGATION METER AND STUB-OUT		APPROXIMATE LOCATION, SEE CIVIL DRAWINGS
POINT OF CONNECTION	DOUBLE CHECK VALVE ASSEMBLY	SEE CIVIL	
	BACKFLOW PREVENTION VAULT	UTILITY VAULT NO. 25-TA WITH # 25-BT BASE AND # 25P COVER	PRECAST CONCRETE UTILITY VAULT, INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L-305
	SHUT-OFF / ISOLATION VALVE	AQUA OR APPROVED EQUAL (2")	200 PSI THREADED ENDS. INSTALL WHERE SHOWN ON PLAN AND AT P.O.C. PER DETAIL 5, SHEET L-305.
	STRAINER	WILKINS S SERIES (2")	BRASS STRAINER WITH 20 MESH SCREEN. INSTALL PER DETAIL 8, SHEET L-305
Q	QUICK COUPLER	SH-2 SWIVEL HOSE ELL RAINBIRD #5RC 55K-1 KEY	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN. INSTALL PER DETAIL 1, SHEET L-305. PROVIDE (2) KEYS AND (2) ELLS.
M	MANUAL DRAIN	CHAMPION	INSTALL AT POINT OF CONNECTION AND ELSEWHERE AS SHOWN ON PLAN PER DETAIL 7, SHEET L-305
F	FLOW SENSOR	IRRITROL FS-B200 (2")	BRONZE FLOW SENSOR. INSTALL IN SEPARATE VALVE BOX AND CONNECT TO CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 3, SHEET L-305
	MASTER VALVE	SUPERIOR 3000 SERIES (2")	NORMALLY CLOSED MASTER VALVE. INSTALL AT POINT OF CONNECTION PER DETAIL 8, SHEET L-305
	MAINLINE	PVC-SCHEDULE 40	3" MINIMUM UNLESS NOTED ON PLAN. SEE TRENCHING SECTION ON DETAIL 2, SHEET L-305
	LATERALS	PVC-CLASS 200	SIZE AS PER PLAN, 3/4" MIN. UNLABELED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELED PIPE AT THE END OF LATERAL RUNS TO BE 3/4". SEE TRENCHING SECTION ON DETAIL 2, SHEET L-305
	SLEEVES	PVC-SCHEDULE 40	6" MINIMUM SIZE UNLESS OTHERWISE NOTED ON PLAN. INSTALL WHERE INDICATED ON PLAN. DEPTH AS REQUIRED BY PIPE WITHIN. SEE TRENCHING SECTION ON DETAIL 2, SHEET L-305
4 / 1" / GPM	VALVE NUMBER VALVE SIZE GPM	SEE ZONE SUMMARY	
	TEMPORARY IRRIGATED AREAS		ABOVE GROUND LATERAL PIPING WITH ROTOR AND SPRAY SPRINKLER HEADS. CONTRACTOR TO PROVIDE WATER SOURCE AND INSTALL BATTERY POWERED CONTROL VALVE DURING PLANT ESTABLISHMENT PERIOD. REMOVE ALL TEMPORARY LATERAL PIPING AND SPRINKLERS FROM THE SITE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS FOR MORE INFORMATION.

Permit Set

WILBURTON ELEMENTARY SCHOOL

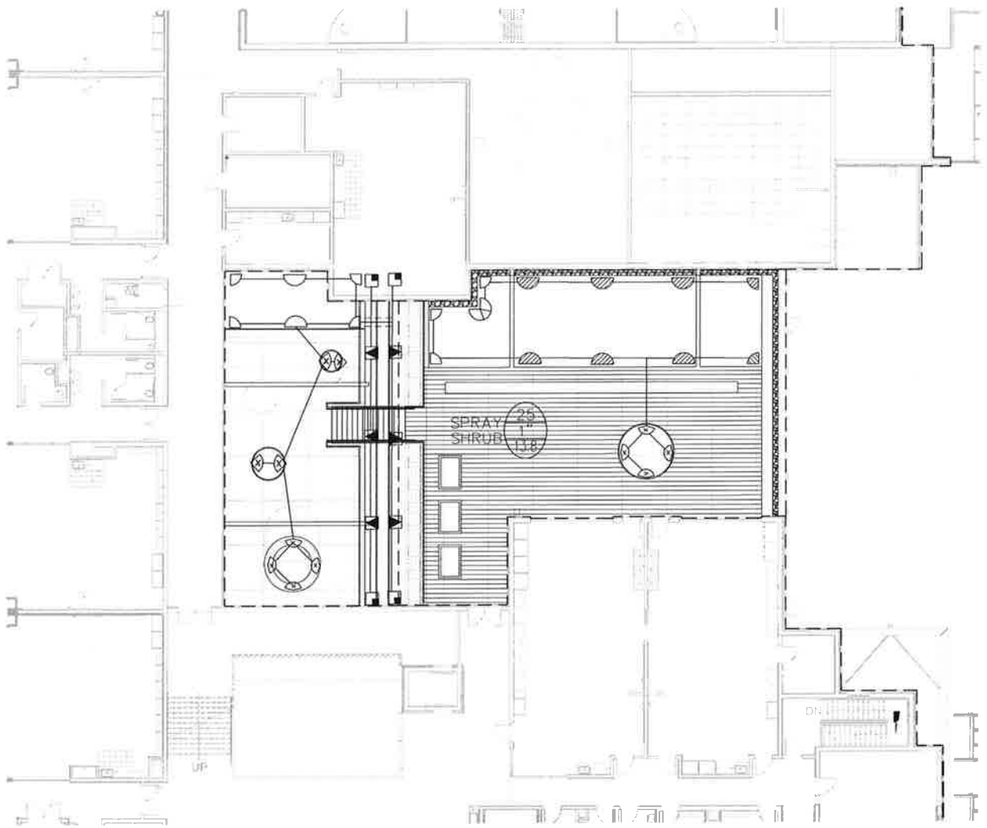
BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title: IRRIGATION SCHEDULE

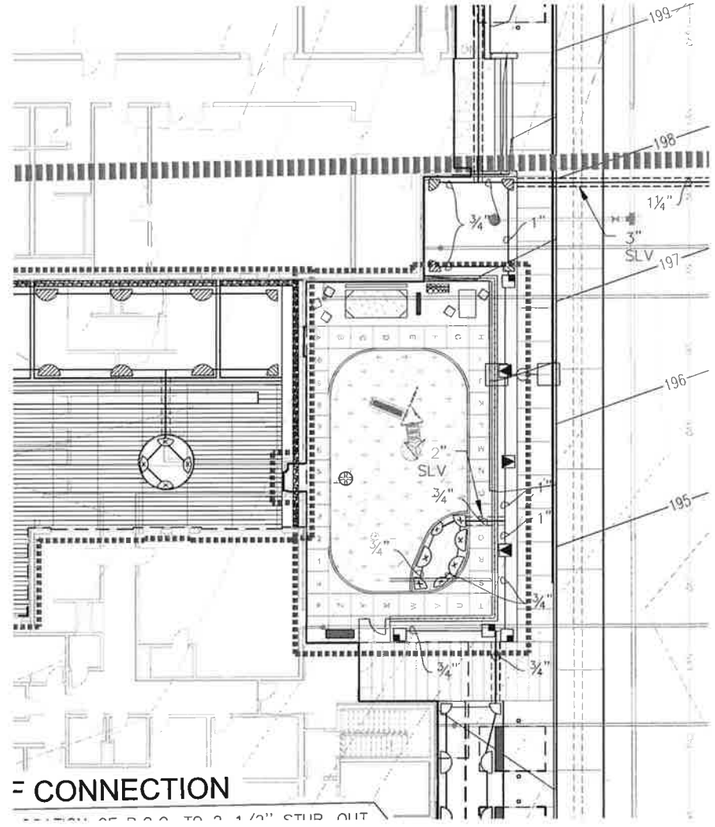
Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L303 of

BLRB ARCHITECTS, P.S.



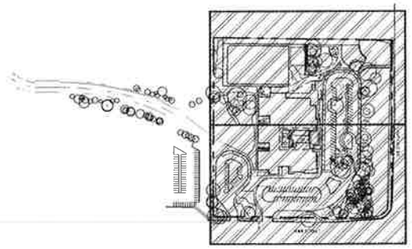
A COURTYARD AND ROOF DECK IRRIGATION PLAN

Scale: 1" = 10'-0"



B EARLY LEARNING PLAY IRRIGATION PLAN

Scale: 1" = 10'-0"



KEY MAP

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

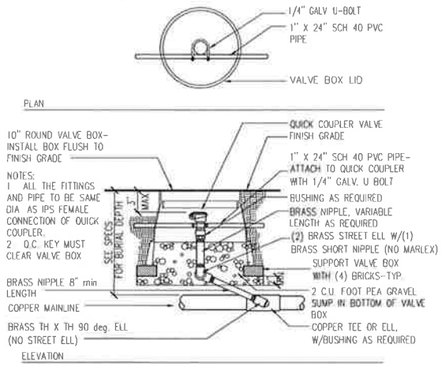
WEISMANDESIGNGROUP

Drawing Title:

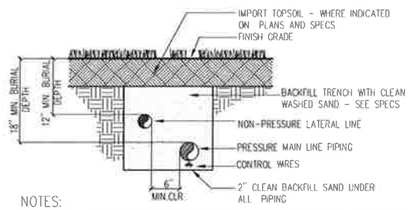
LANDSCAPE PLAN ENLARGEMENTS

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp:	Sheet No. L304 of

BLRB ARCHITECTS P.S.

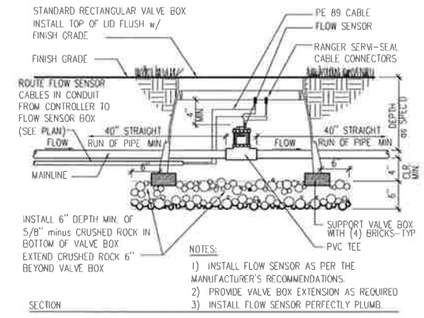


1 QUICK COUPLER VALVE
NTS

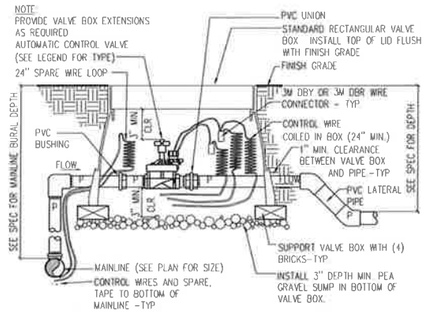


NOTES:
1. NO OTHER TRADES (ELECT. LIGHTING) ALLOWED TO USE SAME TRENCH AS IRRIGATION PIPE.
2. PROVIDE 24" COVER FOR DIRECT BURIAL CABLE.
3. PROVIDE PVC SCH. 40 SLEEVES FOR ALL WIRING UNDER PAVING.
4. NO STAKING (VERTICALLY) OF PIPES IN SAME TRENCH.
5. EXCAVATE NO WIDER AT ANY POINT THAN IS NECESSARY TO LAY THE PIPE.
6. EXCAVATE WITH VERTICAL SIDES AND PROVIDE BRACING AND SHORING AS REQUIRED.
7. SEE SPECS FOR ADDITIONAL REQUIREMENTS.

2 TYPICAL TRENCH SECTION
NTS



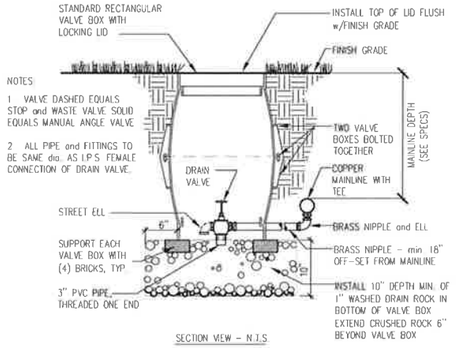
3 FLOW SENSOR
NTS



4 REMOTE CONTROL VALVE
NTS

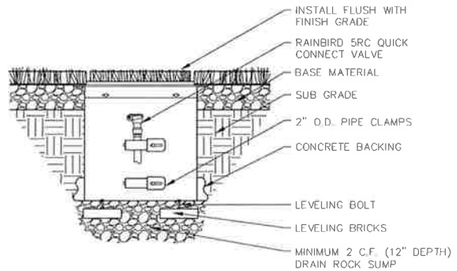
5 ISOLATION VALVE
NTS

6 SHRUB / LAWN HEAD
NTS



7 MANUAL DRAIN VALVE
NTS

8 POINT OF CONNECTION
NTS



NOTES:
1. ALL THE FITTINGS AND PIPE TO BE SAME DIA. AS IPS FEMALE CONNECTION OF QUICK COUPLER.
2. QUICK COUPLER KEY MUST CLEAR VALVE BOX.

9 QUICK COUPLER W/ TURF BOX
NTS

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

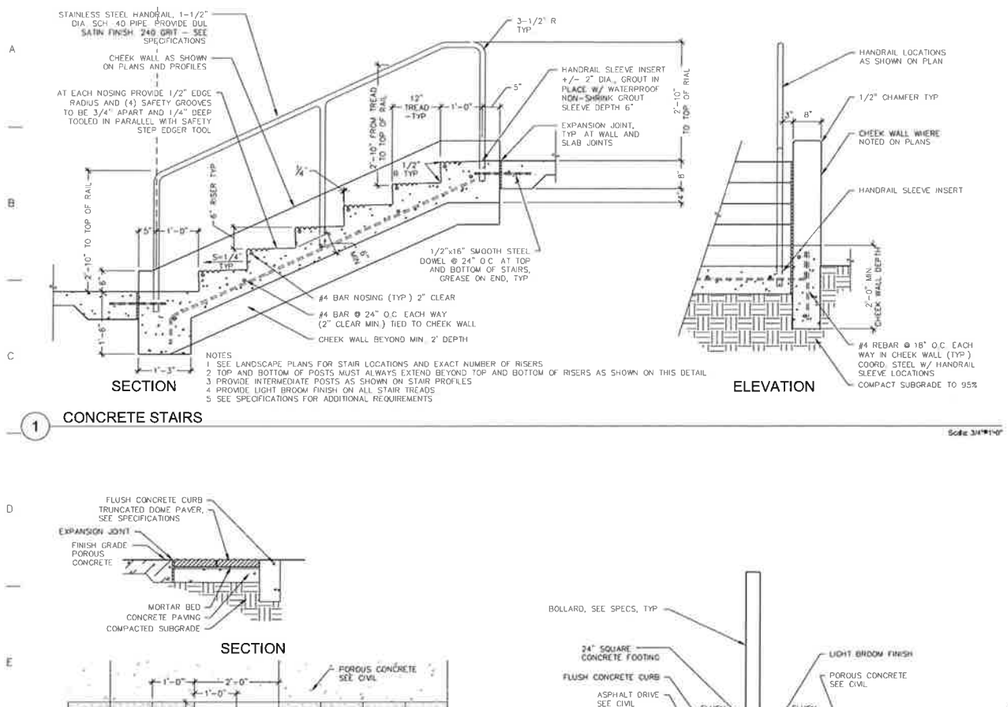
WEISMANDESIGNGROUP

Drawing Title:

IRRIGATION DETAILS

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L305 of

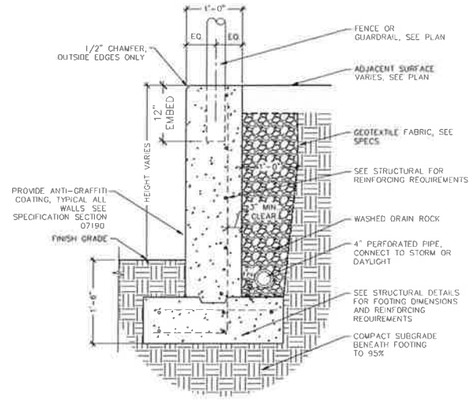
BERG ARCHITECTS, P.S.



NOTES
1. SEE LANDSCAPE PLANS FOR STAIR LOCATIONS AND EXACT NUMBER OF RISERS.
2. TOP AND BOTTOM OF POSTS MUST ALWAYS EXTEND BEYOND TOP AND BOTTOM OF RISERS AS SHOWN ON THIS DETAIL
3. PROVIDE INTERMEDIATE POSTS AS SHOWN ON STAIR PROFILES
4. PROVIDE LIGHT BROOM FINISH ON ALL STAIR TREADS
5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

1 CONCRETE STAIRS

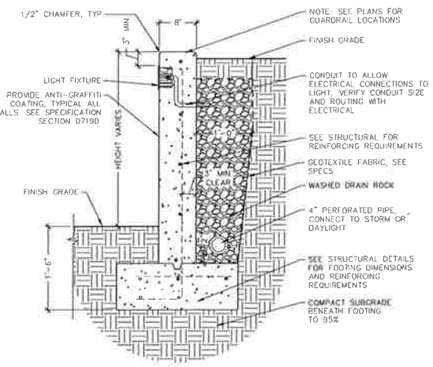
Scale: 3/4"=1'-0"



2 12" WIDE CONCRETE RETAINING WALL

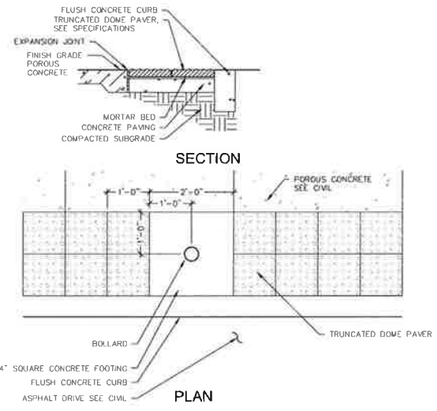
Scale: 1"=1'-0"

NOTE:
CONFIRM OPENING FOR FIXTURE AND LOCATION AND SIZE OF ELECTRICAL CONNECTIONS WITH MANUFACTURER REQUIREMENTS



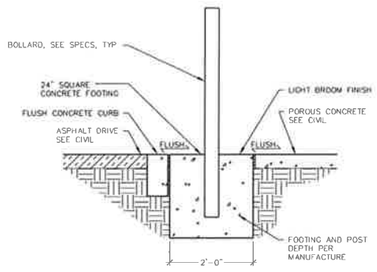
3 8" WIDE CONCRETE RETAINING WALL

Scale: 1"=1'-0"



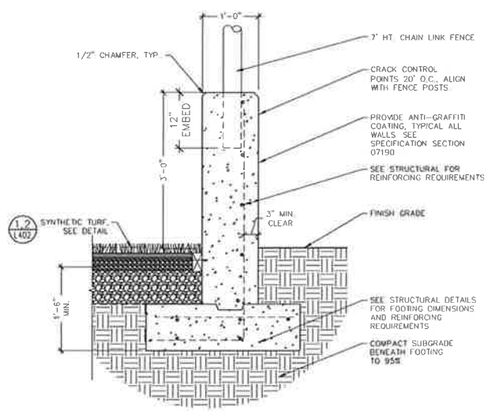
4 TACTILE PAVING & BOLLARD PLAN

Scale: 3/4"=1'-0"



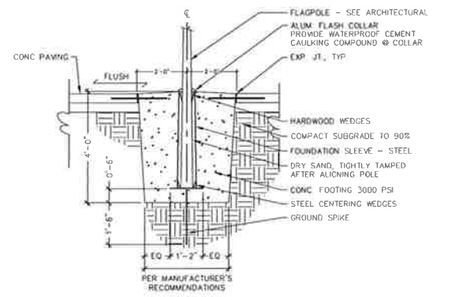
5 FIXED BOLLARD

Scale: 3/4"=1'-0"



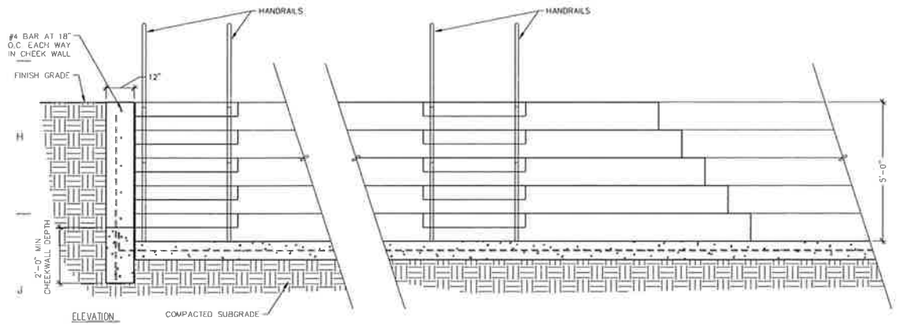
6 CONCRETE WALL AT MULTI-PURPOSE FIELD

Scale: 1"=1'-0"



7 FLAG POLE

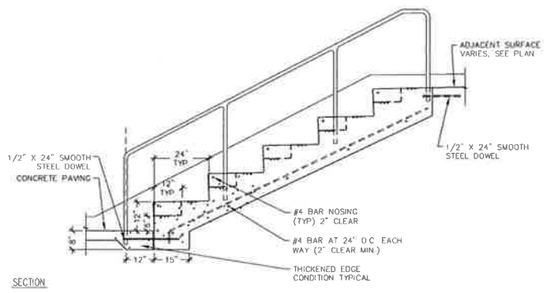
Scale: 1/2"=1'-0"

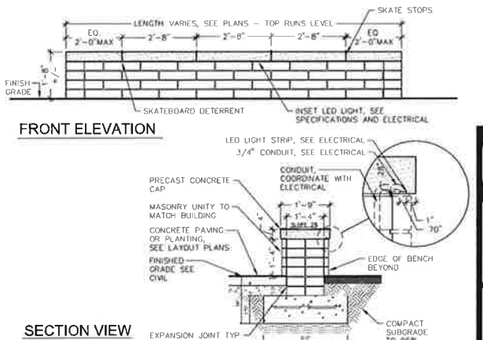


NOTES:
1. SEE PLANS FOR STAIR LOCATIONS AND EXACT NUMBER OF RISERS.
2. PROVIDE LIGHT BROOM FINISH ON ALL STAIR TREADS UNLESS OTHERWISE SPECIFIED
3. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. PROVIDE TACTILE SCORED 1/2" GROOVE PATTERN EACH STAIR PER STANDARD STAIR DETAIL

8 MONUMENT STAIRS

Scale: 1/2"=1'-0"





NOTES
1. PROVIDE SHOP DRAWINGS FOR PRECAST WALL CAPS FOR LANDSCAPE ARCHITECTS AND OWNERS APPROVAL PRIOR TO FABRICATION INCLUDE 3/4" RACEWAY FOR POWER FEED AND LED CHANNEL IN DRAWINGS SEE 4/E-709
2. SELECT WALLS TO RECEIVE INSCRIPTIONS AND CHESS BOARD MARKINGS SEE SHEET L-107
3. SEE PERSPECTIVE VIEW FOR CHESS BOARD DIMENSIONS AND LAYOUT
4. ALL BENCH SIGNAGE TEXTS ARE SANDBLASTED FINISH, SEE 3/L-400 FOR TEXT SIZE AND LAYOUT
5. MASONRY UNITS TO BE HOLLOW LOAD BEARING BLOCK UNITS (CMU). ASTM C90, WEIGHT 115 LBS PER CU FT., SIZE: 8 X 4 X 16, GROUND FACE, COLOR: SANDSTONE

9 SEATWALL

Scale: 1/2"=1'-0"

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

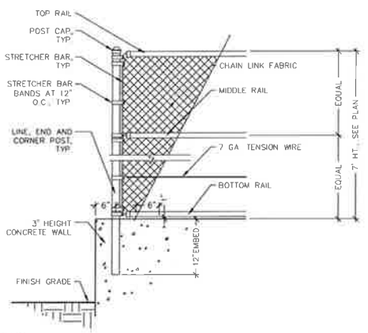
WEISMANDESIGNGROUP

Drawing Title:

SITE DETAILS

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L400 of

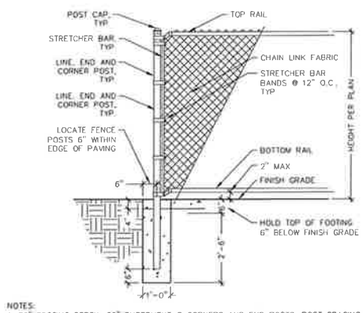
BLRB ARCHITECTS, P.S.



NOTES:
1. 12" POST EMBED DEPTH IN CONCRETE WALL
2. POST SPACING 10'-0" MAX
3. SEE SPEC'S FOR ADDITIONAL INFORMATION ON POSTS, RAILING AND OTHER COMPONENTS
4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL/ BLACK PVC VINYL
5. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST

1 7' HT. CHAIN LINK FENCE IN CONCRETE WALL

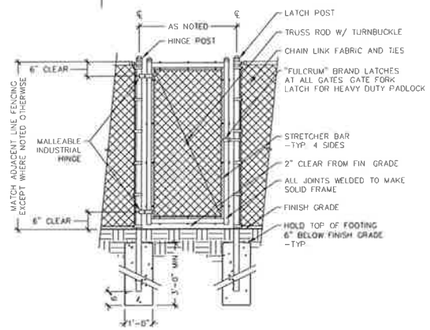
Scale: 1/2"=1'-0"



NOTES:
1. 36" FOOTING DEPTH, 30" EMBEDMENT @ CORNERS AND END POSTS POST SPACING 10'0" O.C. MAX
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON POSTS, RAILING AND OTHER COMPONENTS
3. PROVIDE 12" CONCRETE MOW STRIPS WHERE FENCE FALLS IN LAWN AREAS. CENTER FENCE ON STRIP
4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED STEEL/BLACK VINYL PVC
5. PROVIDE CRACK CONTROL JOINT CENTERED ON EACH POST

2 4' OR 6' HT. CHAIN LINK FENCE

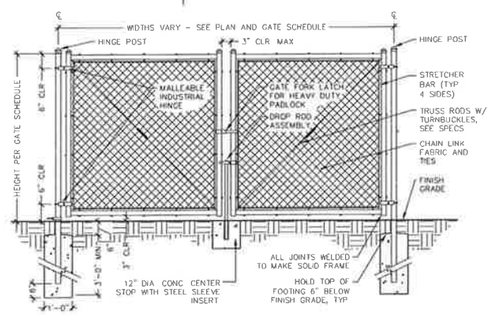
Scale: 1/2"=1'-0"



NOTES:
1. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES
2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL
3. ADJUST HARDWARE FOR SMOOTH OPERATION.
4. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED
5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

3 CHAIN LINK PEDESTRIAN GATE

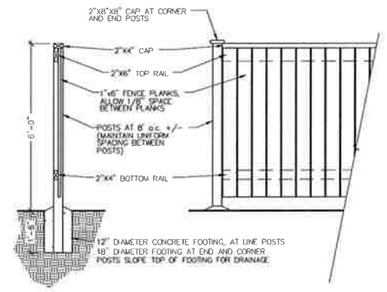
Scale: 1/2"=1'-0"



NOTES
1. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES
2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL
3. ADJUST HARDWARE FOR SMOOTH OPERATION.
4. PROVIDE CANE BOLT AND RECEPTACLE IN PAVEMENT TO SECURE IN CLOSED POSITION
5. ALL FENCE COMPONENTS TO BE BLACK POWDER COATED OR BLACK PVC VINYL AS SPECIFIED
6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

4 CHAIN LINK DOUBLE SWING GATE

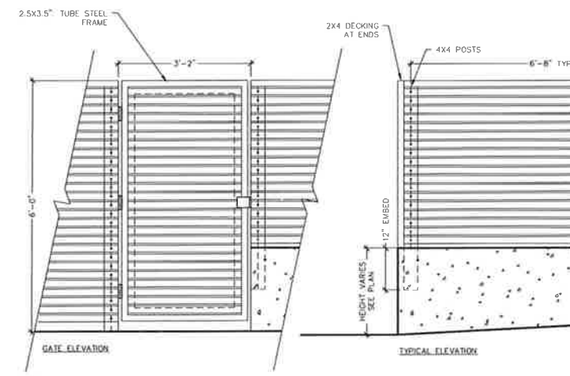
Scale: 1/2"=1'-0"



NOTES:
1. END AND CORNER POSTS TO BE 6x6s. LINE POSTS TO BE 4x4s. ALL POSTS TO BE PRESSURE TREATED LUMBER).
2. ALL OTHER WOOD TO BE TIGHT KNOT CEDAR
3. ATTACH RAILS TO POSTS WITH NON-VISIBLE GALVANIZED BRACKET
4. ALL HARDWARE TO BE GALVANIZED STEEL
5. FINISHED SIDE OF FENCE TO FACE INTO SITE.

5 SOLID 6' WOOD FENCE

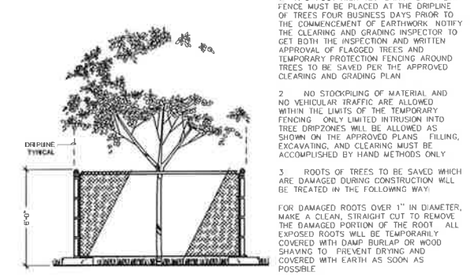
Scale: 1/2"=1'-0"



NOTES:
1. ALL BEAMS AND DECKING TO BE CUMARU WOOD
2. ALL HARDWARE TO BE STAINLESS STEEL
3. STAIN ALL WOOD TO COORDINATE WITH BUILDING, AS APPROVED BY OWNER

6 EARLY LEARNING WOOD FENCE AND GATE

Scale: 3/4"=1'-0"



NOTES:

1. A 6-FOOT HIGH TEMPORARY CHAIN LINK FENCE MUST BE PLACED AT THE DRIPLINE OF TREES FOUR BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF EARTHWORK. NOTIFY THE CLEARING AND GRADING INSPECTOR TO GET BOTH THE INSPECTION AND WRITTEN APPROVAL OF FLAGGED TREES AND TEMPORARY PROTECTION FENCING AROUND TREES TO BE SAVED PER THE APPROVED CLEARING AND GRADING PLAN

2. NO STOCKPILING OF MATERIAL AND NO VEHICULAR TRAFFIC ARE ALLOWED WITHIN THE LIMITS OF THE TEMPORARY FENCING. ONLY LIMITED INTRUSION INTO TREE DRIPZONES WILL BE ALLOWED AS SHOWN ON THE APPROVED PLANS. FILLING, EXCAVATING, AND CLEARING MUST BE ACCOMPLISHED BY HAND METHODS ONLY

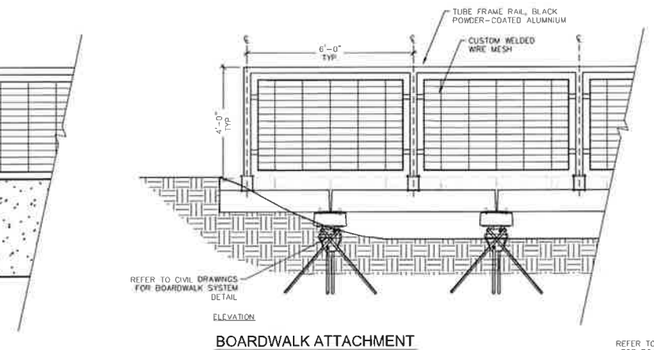
3. ROOTS OF TREES TO BE SAVED WHICH ARE DAMAGED DURING CONSTRUCTION WILL BE TREATED IN THE FOLLOWING WAY:

FOR DAMAGED ROOTS OVER 1" IN DIAMETER, MAKE A CLEAN, STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS WILL BE TEMPORARILY COVERED WITH DAMP BURLAP OR WOOD SHAVING TO PREVENT DRYING AND COVERED WITH EARTH AS SOON AS POSSIBLE.

4. SEE LANDSCAPE PLAN FOR LOCATION OF EXISTING TREES TO RECEIVE TEMPORARY FENCING.

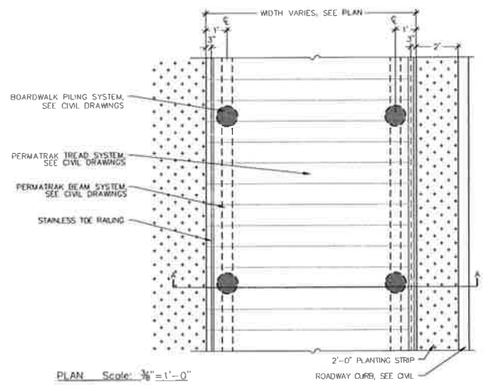
7 TREE PROTECTION FENCE

Scale: 1/2"=1'-0"



CONCRETE ATTACHMENT

BOARDWALK ATTACHMENT



PLAN Scale: 3/8" = 1'-0"

8 METAL RAILING

Scale: 1/2"=1'-0"

NOTES:
1. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
2. GRIND ALL WELDS SMOOTH AND FREE OF BURRS.
3. HOT DIP GALVANIZE AFTER FABRICATION COMPLETE, NO ON-SITE WELDS ALLOWED.
4. SEE ARCHITECTURAL SITE PLAN AND STAIR/WALL PROFILES FOR LOCATION AND ADDITIONAL INFORMATION.
5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

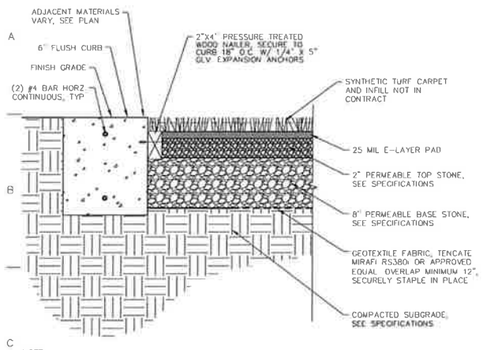
WEISMANDESIGNGROUP

Drawing Title:

SITE DETAILS

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp:	Sheet No. L401

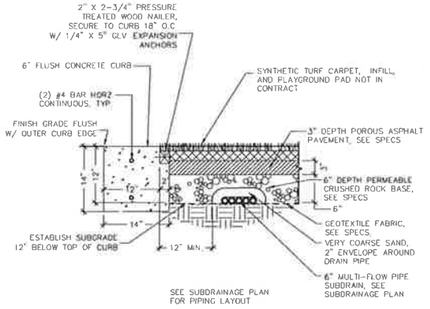
BLRB ARCHITECTS, P.S.



NOTE:
E-LAYER TO BE COMPLETED BY JULY 1, 2016

1 SYNTHETIC TURF (FIELDS) SECTION

Scale: 1 1/2"=1'-0"

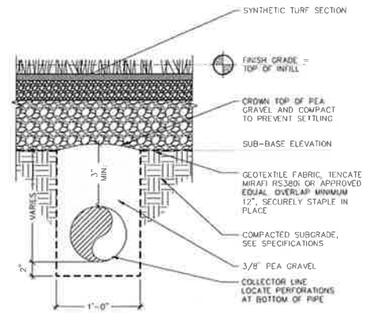


SECTION

NOTE
1.) COORDINATE SUB DRAINAGE WITH EQUIPMENT FOOTINGS
2.) MAXIMUM SLOPE WITHIN PLAY EQUIPMENT FALL ZONE IS 2%
3.) INSTALL TURF AND PAD PER MANUFACTURER
4.) E-LAYER TO BE COMPLETED BY JULY 1, 2016

2 SYNTHETIC TURF (PLAY AREA) SECTION

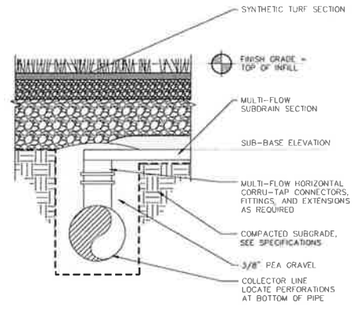
Scale: 1"=1'-0"



NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

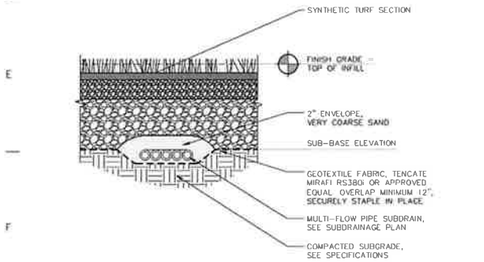
3 TIGHTLINE COLLECTOR SECTION

Scale: 1 1/2"=1'-0"



4 LATERAL TO COLLECTOR CONNECTION

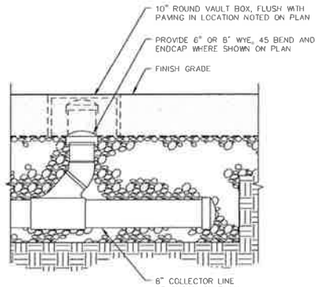
Scale: 1 1/2"=1'-0"



NOTES:
1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5 MULTI-FLOW SUBDRAIN SECTION

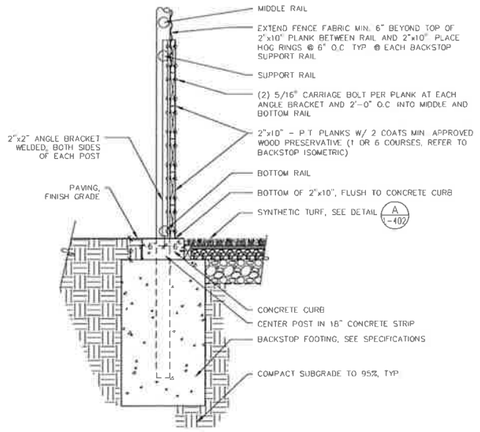
Scale: 1 1/2"=1'-0"



NOTES:
1. EXTEND CAP TO SUBGRADE AS SHOWN AND LOCATE ON AS-BUILTS.
2. LOCATE CLEANOUT OUTSIDE OF SYNTHETIC TURF LIMITS AS SHOWN ON PLAN

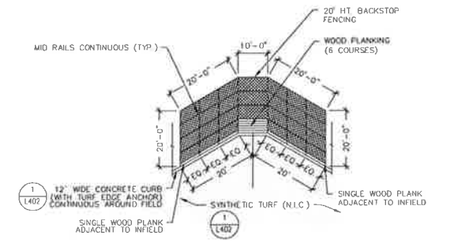
6 CLEANOUT

Scale: 3/4"=1'-0"



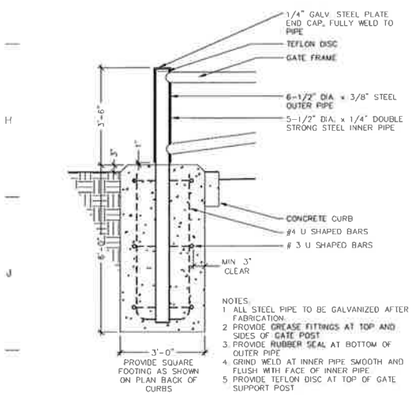
7 BACKSTOP WITH BOARDS

Scale: 3/4"=1'-0"



8 BACKSTOP ISOMETRIC

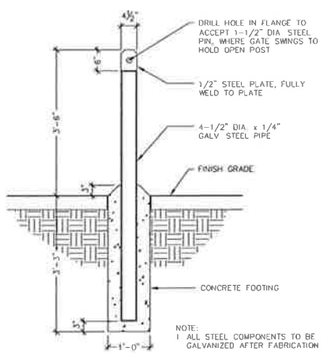
Scale: 1"=20'-0"



NOTES:
1 ALL STEEL PIPE TO BE GALVANIZED AFTER FABRICATION.
2 PROVIDE GREASE FITTINGS AT TOP AND SIDES OF GATE POST
3. PROVIDE RUBBER SEAL AT BOTTOM OF OUTER PIPE
4. GRIND WELD AT INNER PIPE SMOOTH AND FLUSH WITH FACE OF INNER PIPE
5 PROVIDE TEFLON DISC AT TOP OF GATE SUPPORT POST

9 VEHICLE GATE SUPPORT

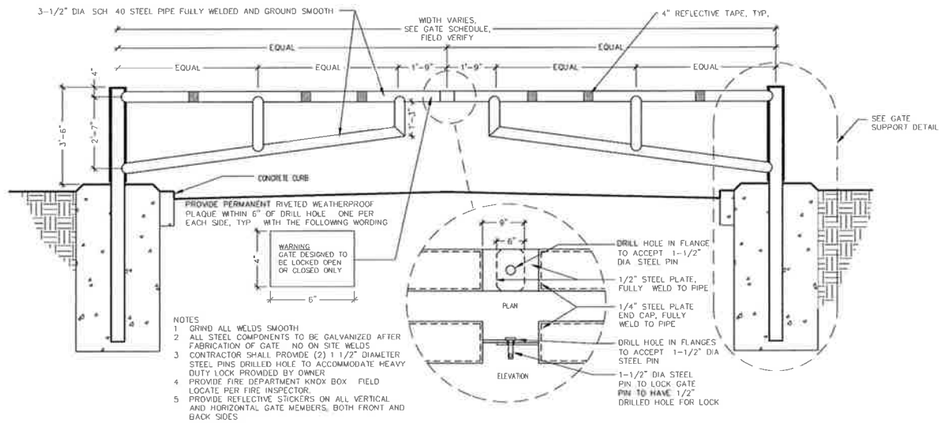
Scale: 1/2"=1'-0"



NOTE:
1 ALL STEEL COMPONENTS TO BE GALVANIZED AFTER FABRICATION

10 VEHICLE GATE HOLD OPEN POST

Scale: 3/4"=1'-0"



NOTES
1 GRIND ALL WELDS SMOOTH
2 ALL STEEL COMPONENTS TO BE GALVANIZED AFTER FABRICATION OF GATE NO ON SITE WELDS
3 CONTRACTOR SHALL PROVIDE (2) 1 1/2" DIAMETER STEEL PINS DRILLED HOLE TO ACCOMMODATE HEAVY DUTY LOCK PROVIDED BY OWNER
4 PROVIDE FIRE DEPARTMENT KNOX BOX FIELD LOCATE PER FIRE INSPECTOR.
5 PROVIDE REFLECTIVE STICKERS ON ALL VERTICAL AND HORIZONTAL GATE MEMBERS, BOTH FRONT AND BACK SIDES

11 VEHICLE PIPE GATE - DOUBLE SWING

Scale: 1/2"=1'-0"

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title: SITE DETAILS

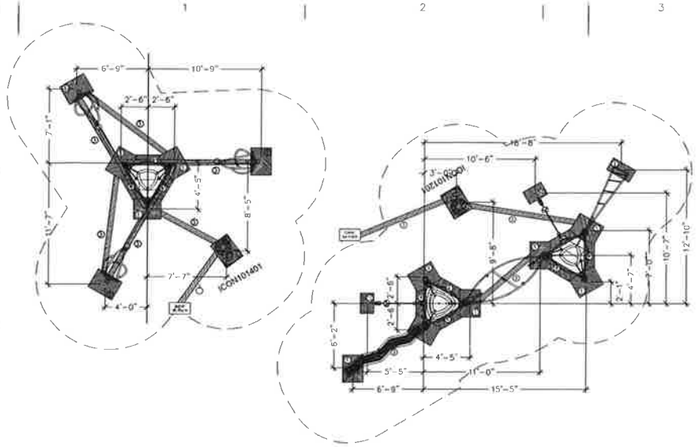
Date: May 4, 2016 | Drawn By: GH/MMW

Revised: NH | Project No. 14.80

Stamp

Sheet No. L402 of

BLRB ARCHITECTS, P.S.



1 KOMPAN ICON 'SWIRL' AND 'SPACE'

Scale: 3/16"=1'-0"

CONTRACTOR NOTICE – PLAYGROUND INSTALLATION

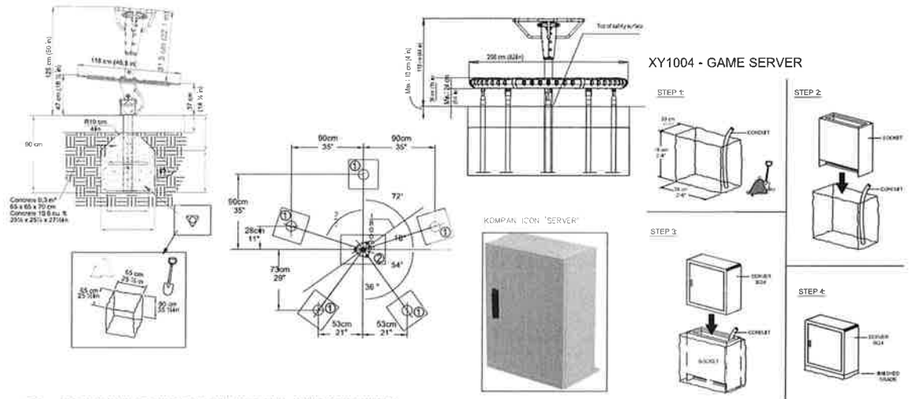
1.) Installation of all playground equipment and protective play surfacing must comply with ASTM Standard F1487-05 and the U.S Consumer Product Safety Commission Handbook for Public Playground Safety, revised 1997 version. Installer must be approved by the equipment manufacturer.

2.) Layout of playground equipment and protective play surfacing is designed to meet the specific requirements of the equipment models shown on the plans or described in the specifications. Any alterations to the type or location of play equipment or protective play surfacing shown on the documents will require reevaluation to ensure all U.S. safety standards are met.

OWNER/OPERATOR NOTICE POST-CONSTRUCTION PLAYGROUND MAINTENANCE

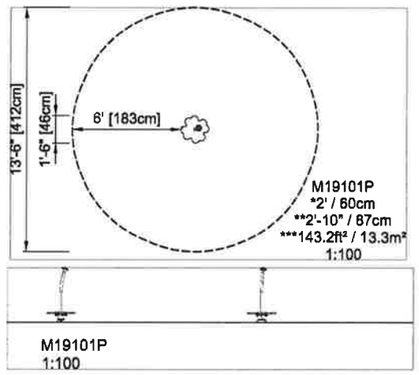
1.) The Owner/Operator understands that maintenance of all equipment, playground equipment and protective play surfacing on these drawings require ongoing continuous maintenance for the life of the project. Maintenance must comply with CURRENT ASTM and U.S. Consumer Product Safety Commission STANDARDS. Maintenance requirements include, but are not limited to the following:

a. Training and review of safety standards with maintenance personnel
b. Adding material to, or replacing safety surfaces on a regular basis to maintain minimum fall impact zones in compliance with ASTM specification F1292 appropriate for the fall height of each structure
c. Tightening of nuts and bolts throughout
d. Replacement of worn, missing or damaged parts
e. Removal from safety surfaces extraneous materials that could cause injury, infection or disease
f. Repainting and rust control
g. Replacement and or lubrication of moving parts
h. Replacement of entire play elements at or prior to the end of their usable life
i. Elimination of unexpected hazards.
j. Keeping detailed installation, inspection, maintenance, and repair records



2 KOMPAN ICON 'ROCKY', 'NOVA', AND 'SERVER'

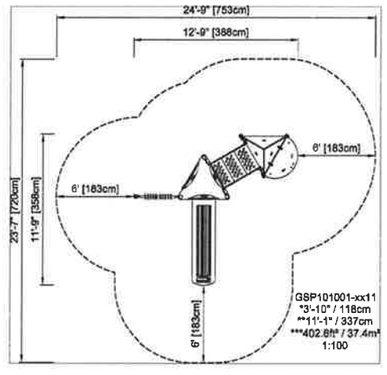
Scale: 3/8"=1'-0"



NOTE:
SEE F/L-404 CONTRACTOR NOTICE – PLAYGROUND INSTALLATION AND OWNER/OPERATOR NOTICE POST-CONSTRUCTION PLAYGROUND MAINTENANCE

3 KOMPAN TODDLER 'SPICA'

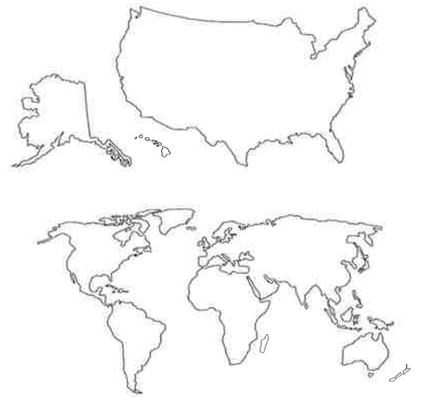
Scale: 1/2"=1'-0"



NOTE
SEE F/L-404 CONTRACTOR NOTICE – PLAYGROUND INSTALLATION AND OWNER/OPERATOR NOTICE POST-CONSTRUCTION PLAYGROUND MAINTENANCE

4 KOMPAN TRIANGULAR TOWER

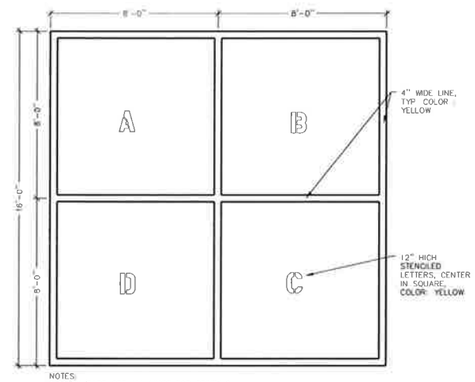
Scale: 1/2"=1'-0"



NOTES:
SEE SPECIFICATIONS FOR MAP STENCIL DIMENSIONS AND ADDITIONAL REQUIREMENTS

5 WORLD MAP AND MAP OF THE UNITED STATES

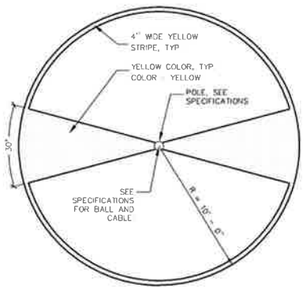
Scale: 3/16"=1'-0"



NOTES:
1 MASK/TAPE OFF ALL LINES FOR STRIPING
2 SUBMIT CUT SHEETS OF STENCIL LETTER GUIDES TO ARCHITECT FOR APPROVAL BEFORE MARKING PAVEMENT

6 FOUR SQUARE

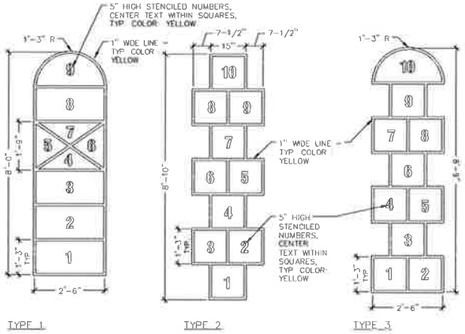
Scale: 3/8"=1'-0"



NOTE:
ALL PAVEMENT STRIPING TO BE 4" WIDE YELLOW PAINT. PROVIDE REPEAT COATS AS NEEDED TO ACHIEVE SOLID, OPAQUE COLOR

7 TETHERBALL

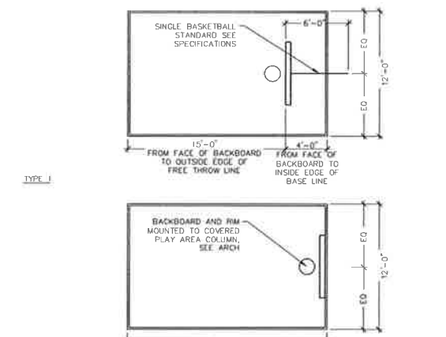
Scale: 1/4"=1'-0"



NOTE:
1 ALL PAVEMENT STRIPING TO BE 1" WIDE YELLOW PAINT. PROVIDE MINIMUM TWO COATS. REPEAT AS NEEDED TO ACHIEVE SOLID, OPAQUE COLOR
2 DIMENSIONS SHOWN ARE TO CENTER LINES OF STRIPING.
3. MASK/TAPE OFF ALL LINES FOR STRIPING.
4. SUBMIT CUT SHEETS OF STENCIL NUMBER GUIDES TO ARCHITECT FOR APPROVAL BEFORE MARKING PAVEMENT.

8 HOPSCOTCH

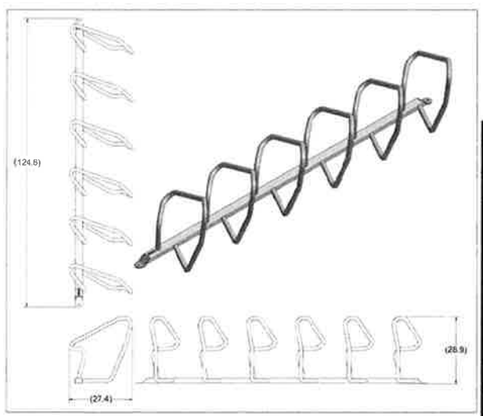
Scale: 1/2"=1'-0"



NOTE:
ALL PAVEMENT STRIPING TO BE 4" WIDE YELLOW PAINT. PROVIDE REPEAT COATS AS NEEDED TO ACHIEVE SOLID, OPAQUE COLOR

9 HALF-COURT BASKETBALL (TYPE 1 & 2)

Scale: 3/16"=1'-0"



10 BIKE RACK

Scale: 1/2"=1'-0"

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing title: SITE DETAILS

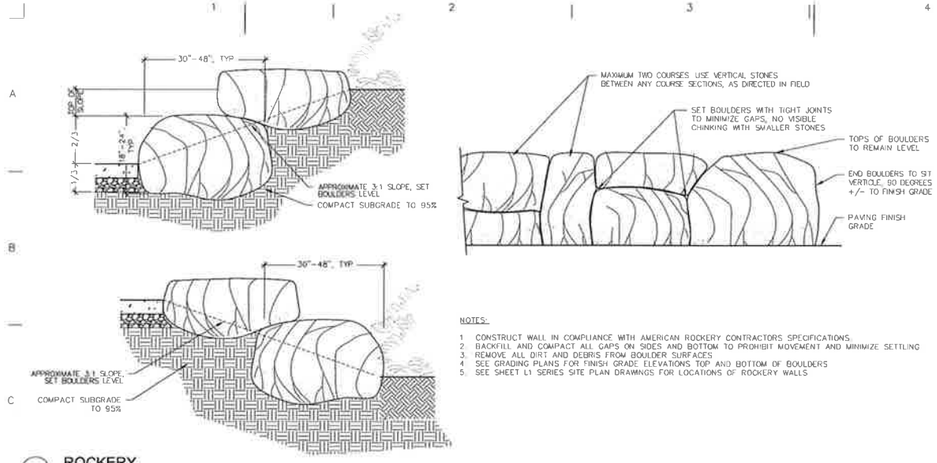
Date: May 4, 2016 | Drawn By: GH/MMW

Revised: NH | Project No. 14.80

Stamp:

Sheet No. L403

BLRB ARCHITECTS, P.S.

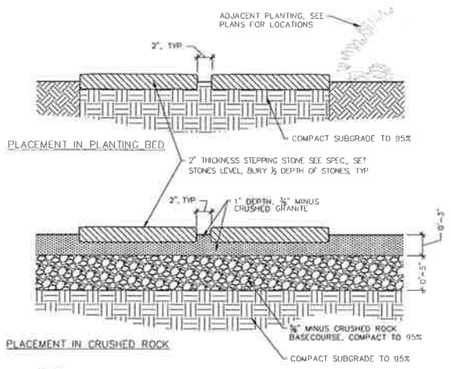


NOTES:

1. CONSTRUCT WALL IN COMPLIANCE WITH AMERICAN ROCKERY CONTRACTORS SPECIFICATIONS.
2. BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING
3. REMOVE ALL DIRT AND DEBRIS FROM BOULDER SURFACES
4. SEE GRADING PLANS FOR FINISH GRADE ELEVATIONS TOP AND BOTTOM OF BOULDERS
5. SEE SHEET L1 SERIES SITE PLAN DRAWINGS FOR LOCATIONS OF ROCKERY WALLS

1 ROCKERY

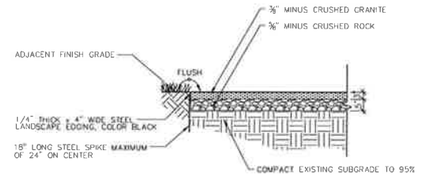
Scale: 3/4"=1'-0"



NOTES:
SEE PLAN FOR LAYOUT.

2 STEPPING STONES

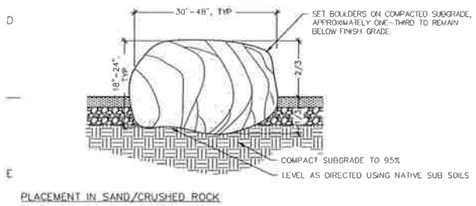
Scale: 1 1/2"=1'-0"

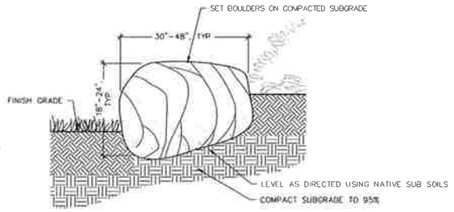


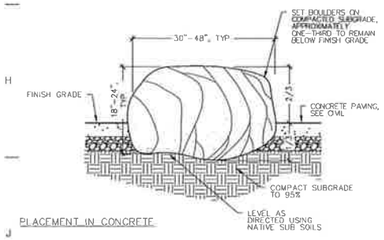
NOTE:
1. PRE-STAKE PATH IN FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT

3 GRAVEL PAVING

Scale: 1/2"=1'-0"



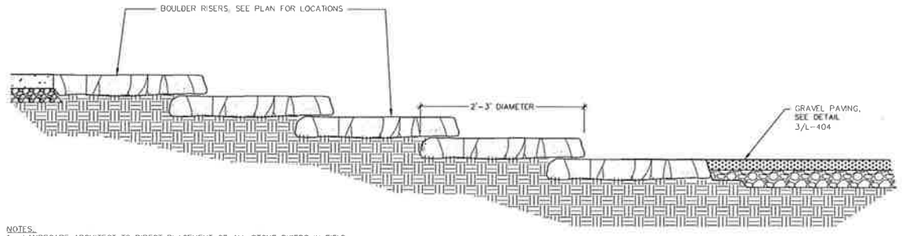




NOTES:
1. LANDSCAPE ARCHITECT TO DIRECT PLACEMENT OF ALL BOULDERS IN FIELD.
2. BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING
3. REMOVE ALL DIRT AND DEBRIS FROM BOULDER SURFACES.
4. SEE SPECIFICATIONS FOR BOULDER TYPE / SIZES
5. SEE GRADING PLANS FOR FINISH GRADE ELEVATIONS TOP AND BOTTOM OF BOULDERS.

6 SEAT BOULDER

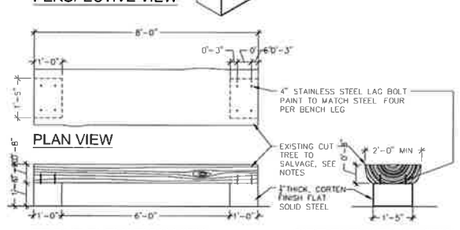
Scale: 3/4"=1'-0"



NOTES:
1. LANDSCAPE ARCHITECT TO DIRECT PLACEMENT OF ALL STONE RISERS IN FIELD
2. BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING
3. REMOVE ALL DIRT AND DEBRIS FROM BOULDER SURFACES
4. SEE SPECIFICATIONS FOR BOULDER TYPE / SIZES
5. SEE GRADING PLANS FOR FINISH GRADE ELEVATIONS TOP AND BOTTOM OF STONE RISERS.

4 STONE RISERS

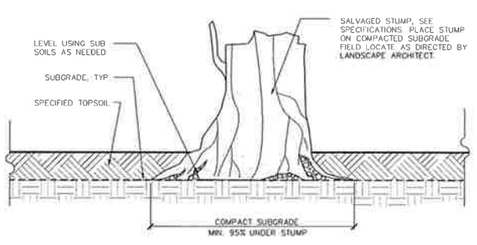
Scale: 3/4"=1'-0"



NOTES:
1. CONTRACTOR TO PROVIDE COMPLETE BENCH SHOP DRAWINGS
2. WOOD TOP TO USE SALVAGED DOUGLAS FIR FROM SITE. CALIPER TO BE LARGE ENOUGH TO ACCOMMODATE BENCH DIMENSIONS
3. PEEL BARK AND AIR OR KILN DRY WOOD TO REMOVE MOISTURE. STORE INDOORS OR IN WATERPROOF LOCATION.
4. SAW TOP, BOTTOM AND ENDS TO CREATE FLAT SURFACE. SIDES TO RETAIN NATURAL ROUND SURFACE

5 WOOD BENCH

Scale: 1/2"=1'-0"

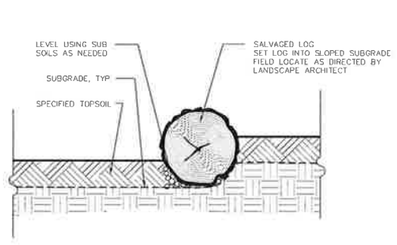


GENERAL NOTES:

1.) LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL STUMPS
2.) BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING
3.) TRIM ROOTS AND BRANCHES AS DIRECTED IN THE FIELD
4.) REMOVE ALL LOOSE DEBRIS AND DIRT FROM STUMP SURFACES

7 SALVAGED STUMP

Scale: 3/4"=1'-0"

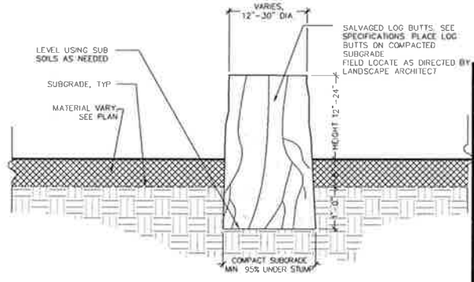


GENERAL NOTES:

1.) LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL LOGS
2.) BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING
3.) REMOVE BRANCHES AND CUT ENDS AS DIRECTED IN FIELD.
4.) REMOVE ALL LOOSE DEBRIS AND DIRT FROM LOG SURFACES

8 SALVAGED LOG

Scale: 3/4"=1'-0"



NOTES:
1. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL LOG BUTT STEPPER
2. BACKFILL AND COMPACT ALL GAPS ON SIDES AND BOTTOM TO PROHIBIT MOVEMENT AND MINIMIZE SETTLING
3. TRIM BRANCHES FLUSH. REMOVE BARK.
4. REMOVE ALL LOOSE DEBRIS AND DIRT FROM STUMP SURFACES.

9 LOG ROUNDS

3/4"=1'-0"

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

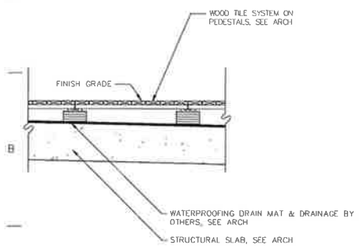
WEISMANDESIGNGROUP

Drawing Title:

SITE DETAILS

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L404 of

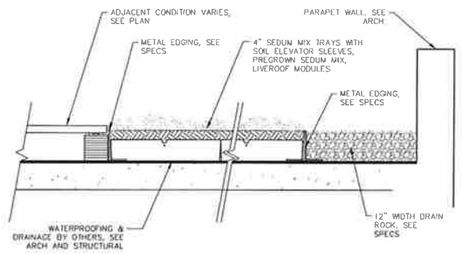
BLRB ARCHITECTS, P.S.



C NOTES:
1 ADJUST HEIGHT OF PEDESTAL SYSTEM TO LEVEL WOOD TILE PAVING

1 DECKING ON PEDESTAL SYSTEM

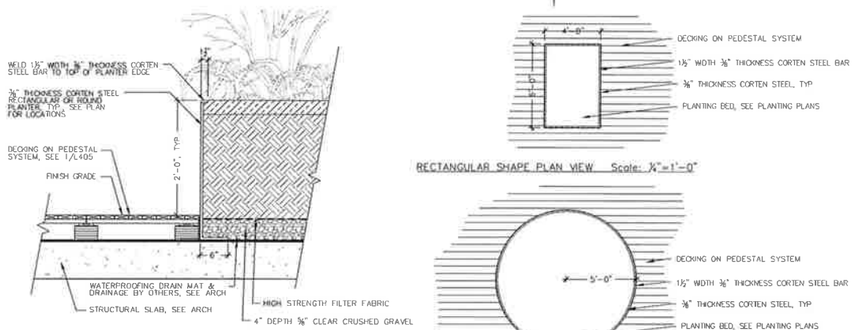
Scale: 1"=1'-0"



NOTE:
1 INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2 ADJUST SOIL HEIGHTS OF SEDUM MIX TRAYS TO BE FLUSH WITH GRADE AT PAVER AND DECKING EDGE CONDITIONS. SEE PRODUCT SPECIFICATIONS.
3 SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4 SEE ARCH DRAWINGS FOR TRANSITIONS TO ADJACENT CONDITIONS.

2 GREEN ROOF

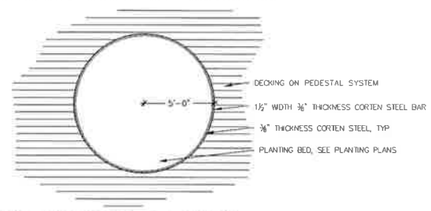
Scale: 1"=1'-0"



SECTION Scale: 1"=1'-0"

NOTES:
1 INSTALL PER MANUFACTURER'S RECOMMENDATION
2 SEE PLANS FOR PLANTER LOCATIONS
3 PROVIDE DIA 1" DRAINAGE HOLES AT BOTTOM OF FREESTANDING POTS

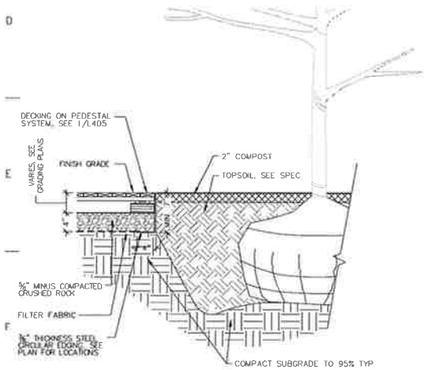
RECTANGULAR SHAPE PLAN VIEW Scale: ¾"=1'-0"



ROUND SHAPE PLAN VIEW Scale: ¾"=1'-0"

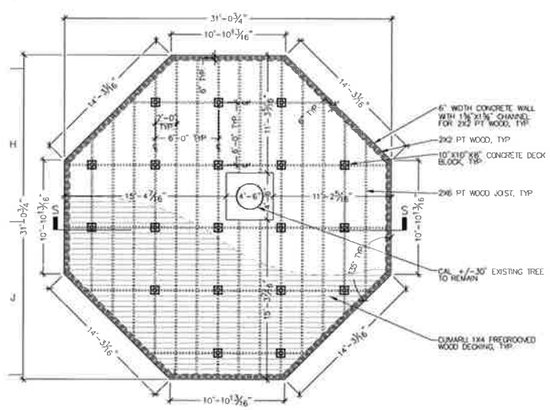
3 FREE STANDING STEEL PLANTER

Scale: As Noted

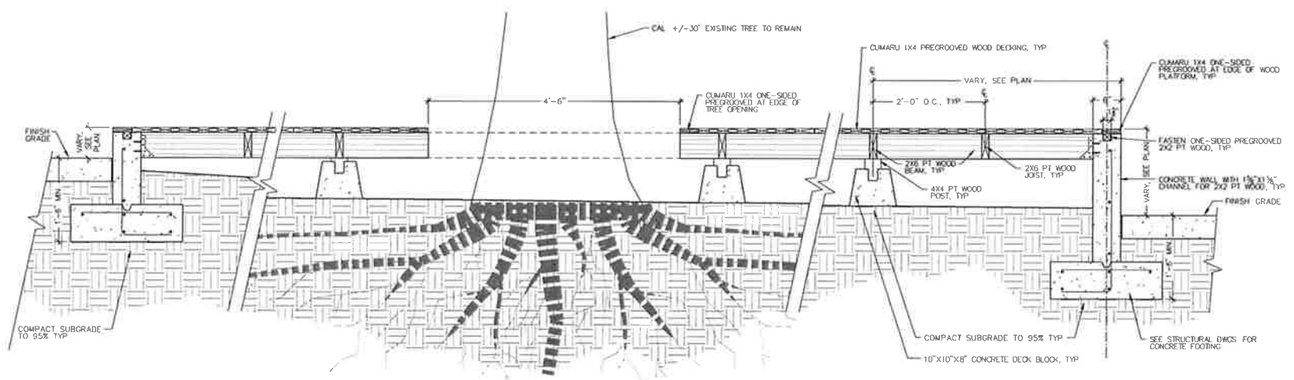


4 STEEL CIRCULAR PLANTING BED

Scale: 1"=1'-0"



PLAN VIEW Scale: 3/16"=1'-0"



SECTION Scale: 1"=1'-0"

5 WOOD PLATFORM

Scale: As Noted

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title: SITE DETAILS

Date: May 4, 2016 | Drawn By: GH/MMW

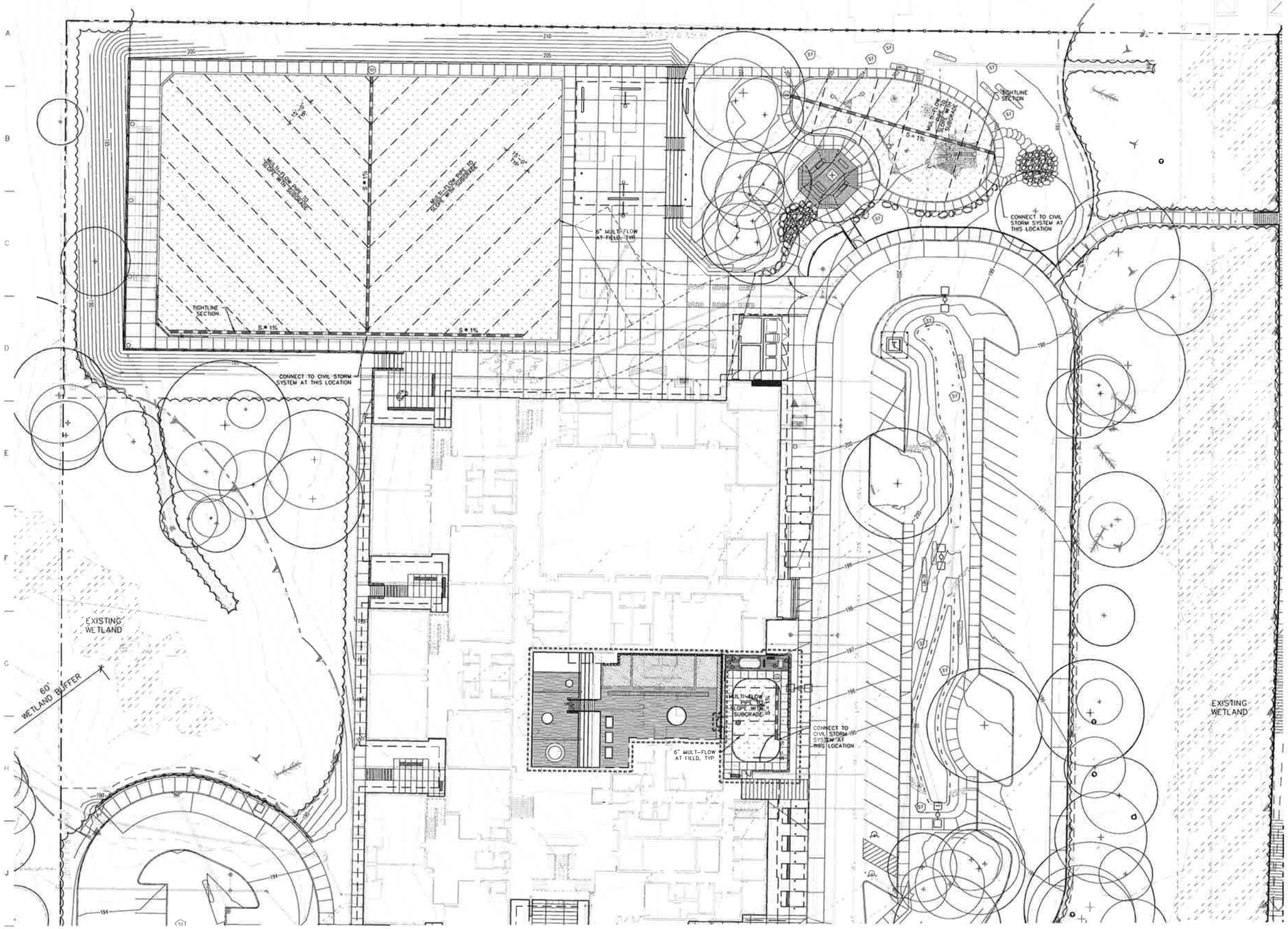
Revised: NH | Project No. 14.80

Stamp:

Sheet No. L405

of

BLRB ARCHITECTS, P.S.



SUBDRAINAGE LEGEND

- 6" COLLECTOR LINE – PERFORATED ADS PIPE
- LATERAL LINE – 6" MULTI-FLOW FLAT PIPE
- CIE — COLLECTOR INVERT ELEVATION
- CLEAN OUT

SUBDRAINAGE NOTES

1. DO NOT SCALE DRAWINGS
2. THIS SHEET CONTAINS FIELD SUBDRAINAGE INFORMATION ONLY. FOR SURFACE GRADING AND STORM DRAINAGE INFORMATION SEE CIVIL DRAWINGS
3. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK
4. DRAINLINE LENGTHS AND LOCATION ARE APPROXIMATE. STAKE LOCATIONS IN THE FIELD AND ADJUST AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. COORDINATE DRAIN LINES WITH PLAY EQUIPMENT FOOTING
5. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM ASSUMED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT IN A TIMELY MANNER SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED
6. COORDINATE SUBDRAINAGE WORK WITH GEOTHERMAL INSTALLATION.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

SCALE: 1"=20'-0"

0' 10' 20' 40' 80'

N

Permit Set

WILBURTON ELEMENTARY SCHOOL

BELLEVUE SCHOOL DISTRICT

WEISMANDESIGNGROUP

Drawing Title: SUB-DRAINAGE PLAN

Date: May 4, 2016	Drawn By: GH/MMW
Revised: NH	Project No. 14.80
Stamp	Sheet No. L500

BERS ARCHITECTS, P.S.

ATTACHMENT B
(Resolution 5840)

WP0346C-RES
11/30/94

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5840

A RESOLUTION adopting a joint resolution with the Bellevue School District to create a partnership to meet the needs of the community by focusing on schools as community resource centers.

WHEREAS, the complexity of community problems points to an increasing need for all governmental units and related public service organizations to mobilize their respective resources for the common purpose of improving the quality of community life; and

WHEREAS, the Bellevue School District and the City of Bellevue have a long history of joint cooperation in using public facilities and developing programs; and

WHEREAS, other related public, non-profit, and private community organizations provide programs and services for community betterment; and

WHEREAS, the limited amount of tax money and other resources available to meet public demands for facilities, programs, and services requires that it be used efficiently; and

WHEREAS, our community has facilities, equipment, and staff organized for the purpose of providing educational opportunities for children and youth; and

WHEREAS, our school and park facilities are a major focal point of this community; and

WHEREAS, one of a community's largest investments--its school buildings--could be used more efficiently to provide educational, recreational, cultural, and service programs for community residents of all ages; and

WHEREAS, great potential social and economic benefit can be derived from cooperation in facility use and program development for the benefit of all citizens; and

WHEREAS, a cohesive strategy to coordinate the efforts of the public, non-profit, and private sectors in developing and coordinating use of these community resources is needed; and

ORIGINAL

WP0346C-RES
11/30/94

WHEREAS, we believe that there is a direct link between the quality of community life and the ability of the School District successfully to fulfill its mission to provide K-12 education; and

WHEREAS, improving the quality of community life by providing facilities, services and programs is the mission of the City; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City of Bellevue joins the Bellevue School District in adopting the following mutual goal:

> To further our common interest in enhancing the quality of community life in Bellevue, the City and School District will work as partners to meet the educational, recreational, cultural, social, health and human services needs of the community by focusing on schools as community resource centers.

Section 2. In furtherance of the goal established in Section 1 of this resolution, the City and the Bellevue School District agree to:

A. Marshal the resources of the whole community to develop programs and deliver services needed or desired by community residents.

B. Expand the uses and hours of operation at all public facilities to better meet the needs of the community.

C. Identify and overcome barriers to joint facility use and program development and support.

D. Explore ways to institutionalize and fund programs that will support the use of schools as community resource centers.

E. Approve the City/School District 1995 Joint Work Program that will test and evaluate the use of schools as community resource centers with four pilot projects at several schools in the District's East Attendance Area Community. These projects include:

1 2013

WP0346C-RES
11/30/94

ORIGINAL

1. A Community School at Phantom Lake Elementary that is using school facilities to provide lifelong learning opportunities for all ages.

2. Joint Middle School Master Planning at Tillicum that is looking at ways to enhance community use and access to school facilities.

3. A Human Services Collaborative that is finding better ways to give children and families access to health and human services at six schools in the attendance area.

4. A Neighborhood Outreach effort at Tillicum and its "feeder elementary schools" that is seeking to involve the local community in identifying needs that could be met at these neighborhood schools.

PASSED by the City Council this 5th day of December, 1994, and signed in authentication of its passage this 5th day of December, 1994.

(SEAL)

Donald S. Davidson, DDS, Mayor

Attest:

Myrna L. Basich, City Clerk

9RB

ATTACHMENT C
(Bellevue School Board Resolution, #16-08)

10 **FINANCIAL SERVICES & OPERATIONS** – **Melissa deVita**

Agenda Item #10.4

Elementary 18 attendance Area
Resolution No. 16-08

☒ Informational (no action required by the Board)
☐ Action Report (Board will be required to take action)

For Action: 08.30.16

SUPERINTENDENT'S RECOMMENDATION:

The Board is requested at this time to adopt Resolution No. 16-08 (Exhibit 10C) to accept the committee's recommendations for the elementary attendance area.

BACKGROUND:

The attendance area will include the areas commonly referred to as the Wilburton neighborhood located between Lake Hills Connector on the south, I-405 on the West, Bel-Red Road to the north and SE 136th Ave. to the east; the downtown core located between Main Street to the south, 100th Ave to the west, NE 12th Street to the north, and I-405 on the west; and, the Spring District/Bel-Red Corridor located between Bel-Red Road to the south, I-405 to the west, SR520 to the north, and NE 136th Ave. to the east.

In addition, after consideration of many factors, the Superintendent is directed to establish the secondary feeder pattern for Elementary 18 as depicted below. The downtown core and the Wilburton neighborhood will attend Chinook Middle School and Bellevue High School. The areas commonly referred to as Auto Row located between I-405 and 120th Ave NE between Main Street and NE 8th Street and the Bel-Red Corridor/Spring District will attend Odle Middle School and Sammamish High School.

In addition, after consideration of the factors presented at the June 7, 2016 Board meeting, the Superintendent is directed to implement the following transition plans for students currently enrolled in the Bellevue School District that will be impacted by these changes in attendance area assignments.

Students who will be fifth graders during the inaugural year of ES18, which is anticipated to be the 2018/2019 school year, may finish their fifth grade year at their former school with district transportation. Currently-enrolled students in grades K – 3 at schools affected by the new ES18 attendance area may file a Request to Remain Form and submit it to the district. Students will be admitted on a space available basis. The District will provide dual transportation to the affected

area for one year. Siblings of students receiving the fifth grade exemption will also be allowed to remain at their former school in order to unify families.
Students who would be enrolled in grades 7 or 8 at Chinook during the inaugural year of ES18, who would be affected by the potential feeder attendance area changes, may finish their middle school program at Chinook with district transportation. Siblings who advance into Chinook while another sibling is admitted given these stipulations may continue at Chinook with district transportation provided during the two years of the inaugural and subsequent year. The District will not provide transportation after the second year. Students involved in this transition plan should file a Request to Remain Form and submit it to the district in the spring prior to the inaugural year of ES18 which is anticipated to be the 2018/2019 school year.

Students who would be enrolled in grade 10, 11 or 12 grade at Bellevue High School during the inaugural year of ES18, anticipated to be 2018/2019, and who would be affected by the potential feeder attendance area changes may finish their high school program at BHS. Siblings who advance into BHS while another sibling is admitted given these stipulations may continue at BHS. High school students in Bellevue School District use the Metro bus system. Students involved in this transition plan should file a Request to Remain Form and submit it to the district in the spring prior to the inaugural year of ES18.

ATTACHMENT:
Exhibit 10C

08/30//2016

BELLEVUE SCHOOL DISTRICT NO. 405

Bellevue, Washington

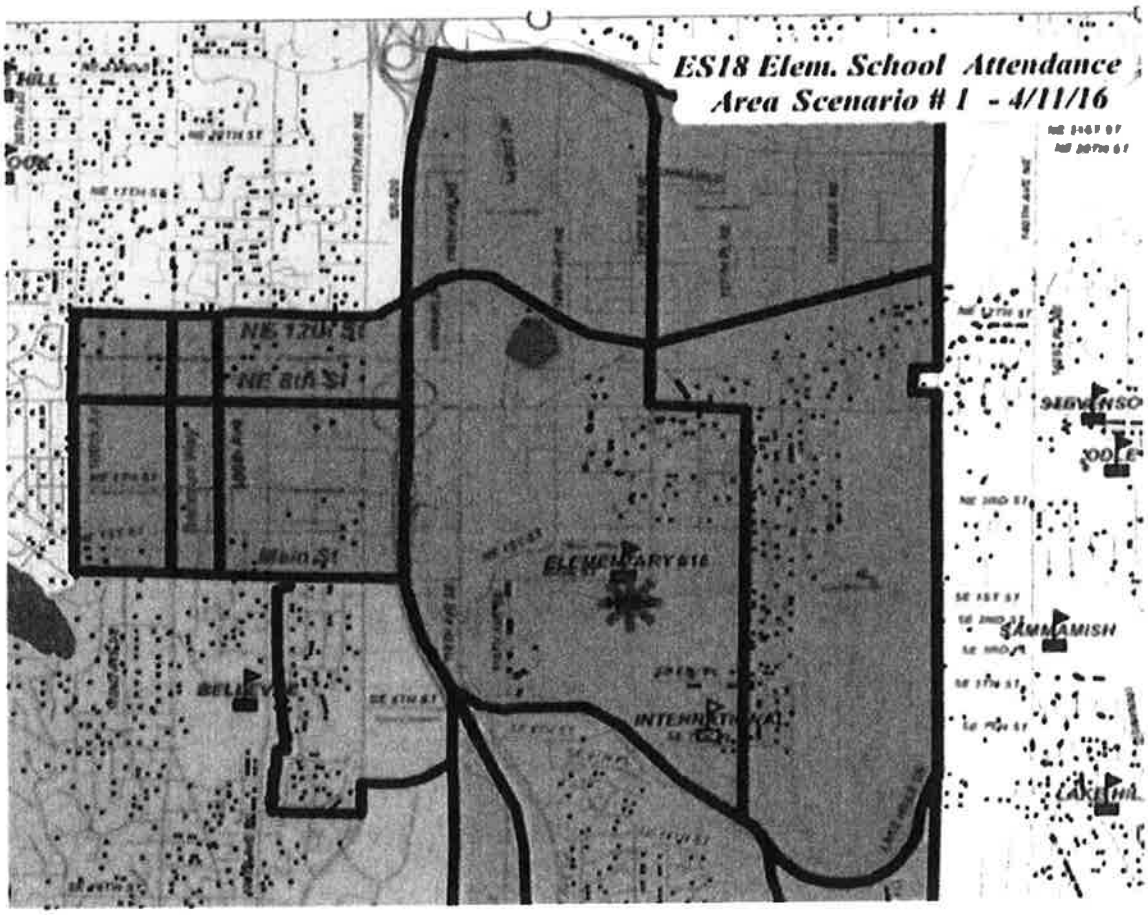
Resolution No. 16-08

WHEREAS the Bellevue School District is building a new elementary school, Elementary 18 (E18), to be located in the Wilburton neighborhood.

WHEREAS a community advisory committee was formed to develop recommendations for the attendance area for E18.

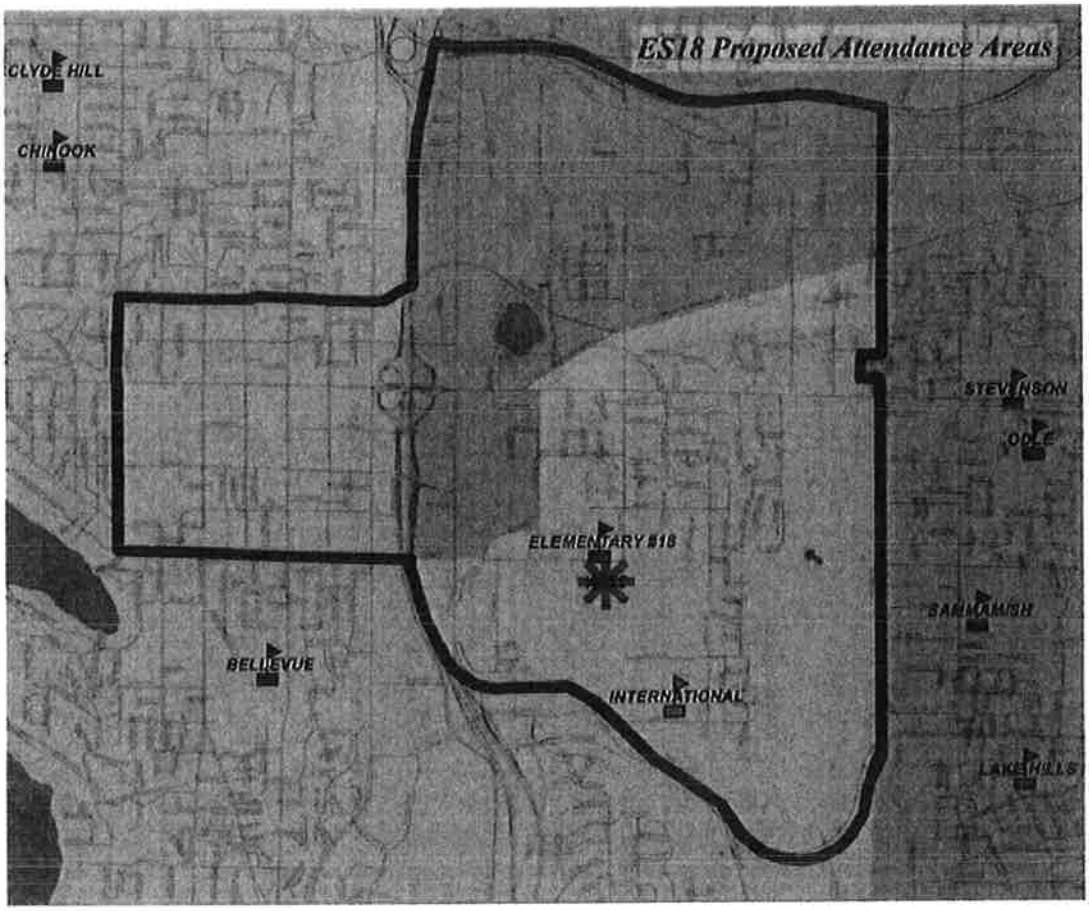
WHEREAS a recommended attendance area and middle and high school feeder patterns for students attending E18 were submitted to the Superintendent and Board of Directors at their June 7, 2016 meeting.

NOW, THEREFORE, BE IT RESOLVED that after giving consideration to the factors presented at the June 7, 2016 meeting, we, the Board of Directors of the Bellevue School District will accept the committee's recommendations for the elementary attendance area as shown below:



The attendance area will include the areas commonly referred to as the Wilburton neighborhood located between Lake Hills Connector on the south, I-405 on the West, Bel-Red Road to the north and SE 136th Ave. to the east; the downtown core located between Main Street to the south, 100th Ave to the west, NE 12th Street to the north, and I-405 on the west; and, the Spring District/Bel-Red Corridor located between Bel-Red Road to the south, I-405 to the west, SR520 to the north, and NE 136th Ave. to the east.

In addition, after consideration of many factors, the Superintendent is directed to establish the secondary feeder pattern for Elementary 18 as depicted below. The downtown core and the Wilburton neighborhood will attend Chinook Middle School and Bellevue High School. The areas commonly referred to as Auto Row located between I-405 and 120th Ave NE between Main Street and NE 8th Street and the Bel-Red Corridor/Spring District will attend Odle Middle School and Sammamish High School.



Legend – Proposed Secondary Attendance Areas:

Chinook MS/Bellevue HS

Odle MS/Sammamish HS

In addition, after consideration of the factors presented at the June 7, 2016 Board meeting, the Superintendent is directed to implement the following transition plans for students currently enrolled in the Bellevue School District that will be impacted by these changes in attendance area assignments.

Students who will be fifth graders during the inaugural year of ES18, which is anticipated to be the 2018/2019 school year, may finish their fifth grade year at their former school with district transportation. Currently-enrolled students in grades K – 3 at schools affected by the new ES18 attendance area may file a Request to Remain Form and submit it to the district. Students will be admitted on a space available basis. The District will provide dual transportation to the affected area for one year. Siblings of students receiving the fifth grade exemption will also be allowed to remain at their former school in order to unify families.

Students who would be enrolled in grades 7 or 8 at Chinook during the inaugural year of ES18, who would be affected by the potential feeder attendance area changes, may finish their middle school program at Chinook with district transportation. Siblings who advance into Chinook while another sibling is admitted given these stipulations may continue at Chinook with district transportation provided during the two years of the inaugural and subsequent year. The District will not provide transportation after the second year. Students involved in this transition plan should file a Request to Remain Form and submit it to the district in the spring prior to the inaugural year of ES18 which is anticipated to be the 2018/2019 school year.

Students who would be enrolled in grade 10, 11 or 12 grade at Bellevue High School during the inaugural year of ES18, anticipated to be 2018/2019, and who would be affected by the potential feeder attendance area changes may finish their high school program at BHS. Siblings who advance into BHS while another sibling is admitted given these stipulations may continue at BHS. High school students in Bellevue School District use the Metro bus system. Students involved in this transition plan should file a Request to Remain Form and submit it to the district in the spring prior to the inaugural year of ES18.

ADOPTED this 30th day of August 2016.

_____

President

_____

Vice-President

_____

_____

_____

Attest:

_____

Secretary to the Board of Directors

ATTACHMENT D
(Previous WES Schematics)

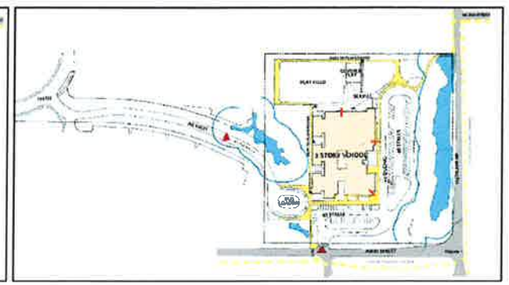
WILBURTON ELEMENTARY SCHOOL

BLRB architects

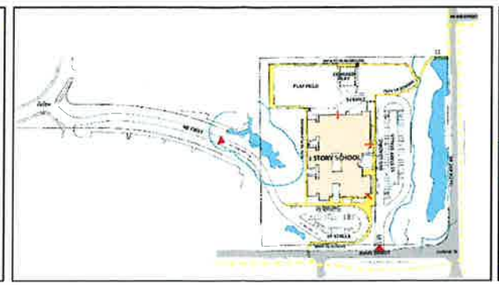
Bellevue School District Diligence Study

A COST: Increase due to schedule delay
TRAFFIC: [South of NE 8th ST]: 332 project trips
[South of NE 2nd ST]: 290 project trips
SCHEDULE: 6 mos - 1 yr add. permitting - wetland impact

B COST: Increase due to schedule delay
TRAFFIC: [South of NE 8th ST]: 125 project trips
[South of NE 2nd ST]: 283 project trips
SCHEDULE: 6 mos - 1 yr add. permitting - wetland impact



C COST: Approx. $2.2 million additional for access road + wetland impact delay
TRAFFIC: [South of NE 8th ST]: 110 project trips
[South of NE 2nd ST]: 266 projecttrips
SCHEDULE: 6 mos. - 1yr add. permitting - wetland impact



D COST: Approx. $2.2 million additional for access road + wetland impact delay
TRAFFIC [South of NE 8th ST]: 28 project trips
[South of NE 2nd ST]: 114 project trips
SCHEDULE: 6 mos.- 1yr add. permitting - wetland impact

E COST: No add for schedule delay
TRAFFIC: [South of NE 8th ST]: 112 project trips
[South of NE 2nd ST]: 270 project trips
SCHEDULE: No wetland impact delay

	A	B	C	D	E
1	3	3	3	2	3
2	3	3	3	2	3
3	2	2	2	2	2
4	3	3	3	3	3
5	2	2	3	2	3
6	3	3	3	3	3
7	3	2	2	0	2
8	3	3	1 - at 120th	1 - at 120th	3
9	1	1	2	2	2
10	2	2	3	3	3
11	2	1	3	3	3
13	3	3	3	3	3
14	3	3	3	3	3
15	3	3	3	3	3
16	3	2	3	3	3
17	3	1	1	1	3
18	2	2	3	2	3
19	2	2	1	1	3
20	1	1	3	3	3
21	1	1	0	0	3

SCORING & RANKING SYSTEM

BEST - fully meets criteria	3
GOOD - mostly meets criteria	2
FAIR - minimally meet criteria	1
FAIL - does not meet critera	0

CRITERIA FOR EVALUATIONS

1) Separate parent vehicle and bus access
2) Minimizes bus conflict with pedestrian paths
3) Minimizes vehicle conflict with pedestrian paths
4) Meets estimated school day parking demand.
5) On-site vehicle pick-up/drop-off/queuing space consistent with other new BSD Elementary Schools.
6) Driveway sight distance requirements met
7) Acceptable driveway operational levels (LOS D or better)
8) Meet City's driveway spacing requirements
9) Mitigates impact of vehicle headlights on neighboring properties
10) Mitigates impacts to neighboring properties relating to school maintenance and delivery vehicles.
11) Mitigates impact of vehicle noise on neighboring properties.

13) Provides pedestrian safety
14) Provide pedestrian facilities and crossings to access Wilburton Park and 124th
15) Prepared for flashing pedestrian crossings if warranted (City to provide warrant info)
16) Provides safe on-site school pedestrian access from both 124th & Main
17) Emergency vehicle clarity of on-site circulation
18) Designed to Prevent zones for Inappropriate behavior - meet and exceed CPTED standards. (Crime Prevention through Environmental Design).
19) Provides safe and efficient site lighting and avoids spill over or glare onto neighboring properties.

20) Responds to easment requirements and permitting for Seattle City Light power lines.
21) Cost conscious and economical solutions to site development.

ATTACHMENT E
(Draft Memorandum of Understanding between BSD and City of Bellevue)

DRAFT – TRANSPORTATION MONITORING PLAN

Wilburton Elementary School (WES)
12300 Main Street, Bellevue
Tax Parcel No. 3325059019

The Bellevue School District (BSD) and personnel at the new Wilburton Elementary School (WES) are committed to providing a safe environment for all. This will be accomplished through communications to the school population (staff, parents, and students) and neighborhood community, continuous on-site monitoring, and an annual monitoring effort to review the operations during morning arrival and afternoon dismissal.

1. Overview

This Transportation Monitoring Plan was developed for the Wilburton Elementary School (WES) to encourage and maintain safe and acceptable vehicle and non-motorized experiences at and near the Wilburton Elementary School. Specifically, this plan addresses school-related conditions during arrival and dismissal times for potential vehicle queuing overspill onto Main Street, any safety and operational failures at the site access driveways and adjacent roadways, unanticipated traffic-related changes along 124th Avenue NE, and the potential for undesirable on-street student drop-off and pick-up by parents.

The purpose of the monitoring plan is to identify potential school-related transportation deficiencies, strategies to identify the deficiencies as they occur, and provide specific recommended options to mitigate traffic and parking impacts created by school activities on streets in the project vicinity. The Wilburton Neighborhood has expressed concern regarding the traffic impacts of the proposed school, specifically with respect to added traffic volumes along 124th Avenue NE. During the site evaluation process, several access options and site designs were reviewed. A comprehensive traffic study was also completed for the proposed school which determined the school traffic would not significantly degrade any of the adjacent intersections under the proposed design. However, as with any new facility, unexpected occurrences are possible. For this reason, the transportation monitoring plan is designed to provide opportunities to reduce vehicle traffic and increase safety, while continuing to evaluate traffic related conditions and address them in a timely manner.

As part of the effort to reduce vehicle traffic and increase safety long-term, the Transportation Monitoring Plan includes the Opening Day Plan. This plan will incorporate operations that could be available both on and off-site for the first week of school, and will outline specifics pertaining to the first day of school each year as needed to ensure that traffic rules are being followed and to instruct parents and students on how the on-site circulation and on-site drop-off/pick-up is to operate. This plan would include the option to have a police officer present during arrival and dismissal times to assist vehicle and pedestrian/bicyclist circulation. The Opening Day plan will include options for Pre-Opening Day Activities, which could occur the few days before school begins. The Opening Day Plan and Pre-Opening Day Activities will be communicated to all registered families and available on the BSD website. This extra effort by the BSD expedites the learning curve for all involved, so arrival and dismissal activity time is reduced as much as possible and the impacts to adjacent streets achieves expected levels or better.

The Bellevue School District will provide the City written documentation regarding the ongoing plans and intentions relating to the Transportation Monitoring Plan. An annual traffic evaluation report will be completed for three years after the first year of school operation. During the first year, evaluations will occur and internal progress reports will be completed. All consultant studies, program modifications, or physical revisions to the site shall be funded by the District.

2. Project Description

The proposed Wilburton Elementary School will be a two-story building for 650 students and 50 staff serving students from Pre-K through 5th grade. Construction is planned to begin in Spring 2017 and be completed for school occupancy by September 2018.

There will be two traffic access points to the site on Main Street: 1) the western access will serve bus traffic and staff parking only; and 2) the eastern access will be located across from the Wilburton Instructional Service Center (WISC) driveway and will accommodate parent drop-off and pick-up, staff, and visitor access. There will be a total of 91 parking stalls on the site and a right-turn pocket serving westbound-to-northbound turns into the site driveway will be provided on Main Street.

Prior to school opening and each year thereafter, the District and school will provide staff and registered families with an access management plan to address pedestrian crossings, access patterns, and vehicle-load/unload procedures. The plan is to encourage school bus ridership, carpooling, and supervised walking (such as walking school buses) and discourage parent-vehicle drop-off and pick-up activity except at the on-site area. The plan will define clear procedures and travel routes for parent vehicles, school buses, pedestrians, and loading zones. Staff will provide on-site traffic monitoring on a daily basis to ensure the traffic circulation is continuous

The District and school will encourage students to walk, bike, or carpool/School-pool to/from school through health and environmental benefits as integrated into the school curriculum.

3. Safety and Operations Monitoring

The following sections present the major components of the monitoring plan including goals, action items, performance measures, mitigation options to consider, and expectations for implementation.

3.1. Goals

1. Encourage safe and efficient operations at and around the school site throughout each school year.
2. Ensure that continuous safety and operational evaluations occur throughout the life of the school and issues are addressed immediately and corrected.
3. Provide mitigation options for various deficiencies that could arise.
4. Provide an implementation plan that can be easily followed if mitigation is necessary.

3.2. Action Items/Data Collection

1. Bellevue School District (BSD) Capital Construction Group will contact the City of Bellevue Transportation Department prior to each school year to confirm contact information for the school and for the firm responsible for data collection and preparation of the monitoring plan for the school year.
2. BSD will prepare and issue (prior to school opening each year): a Pre-Opening Day Activities Plan (if applicable), an Opening Day Plan, and an Access Management Plan.
3. BSD will be responsible for having traffic counts conducted at the site access driveways during the morning arrival and afternoon dismissal times in early October and April.

4. BSD will be responsible for commissioning video and in-person observations conducted at the site access driveways during morning arrival and afternoon dismissal times in early October and April.
5. The City of Bellevue will be responsible for conducting vehicle speed data collection and vehicle speed enforcement using various methods throughout the school year along the school frontage of Main Street and 124th Avenue NE.
6. The BSD will provide forecasts for any school population or boundary changes that could result in school traffic changes.

3.3. Performance Measures

As with any driveway, and typically at schools where activity is concentrated into a short period of time and where vehicles, pedestrians, and bicyclists are present; some conflicts could arise. Below is a list of potential occurrences and identified performance measures for evaluating those conflicts.

1. **Vehicle queue spillover onto Main Street.** The performance measure for queues is no spillover to Main Street that prevents vehicles entering the site and interfering with through traffic on Main Street.
2. **Difficulty exiting the site driveway.** The performance measure will be based on whether the length and duration of on-site exiting queue at the driveway disrupts the on-site circulation for student drop-off/pick-up and/or vehicles entering the site driveway enough to create a queue along the site frontage on Main Street.
3. **On street parent pick-up/drop-off activity.** The performance measure will be no allowance of on-street student pick-up/drop-off activity.
4. **Posted speed limits not abided by.** The performance measure will be that posted speed limits are observed and confirmed to be abided by.

If the school is not at its enrollment capacity within the first two years, the information and results compiled from items #1 through #4 above will be used to estimate what the expected conditions with the school at capacity and identify if any specific operational elements should be changed as enrollment increases.

3.4. Mitigation Options

Depending on the findings from *Action Items/Data Collection* and *Performance Measures*, several options could be used to mitigate safety or operational issues. These include the following, listed as least invasive (administrative/plan changes) to structural options:

1. Providing additional education and/or signage;
2. Providing enforcement of incentives/disciplinary action to students and/or parents who do not follow the school access management plan and/or safety rules;
3. Providing additional crossing guards at pedestrian crossings;
4. Providing additional adult presence on site, at pedestrian crossings, or along site frontages;
5. Providing additional street-signs to prevent on-street parking/drop-off and pick-up activity;
6. Installation of speed enforcement signs, such as photo recognition/fee program (per City of Bellevue), speed awareness monitors, or other options;
7. Changes to traffic control signage on roadways or at site driveways or nearby intersections;

8. Providing minor facilities improvements such as additional sidewalks, painted pedestrian crossing, etc.;
9. Installation of left-turn lanes and/or refuge lanes on roadways at site access driveways;
10. Redesigning on-site vehicle or pedestrian circulation routes;
11. Installation of traffic signal at site driveways or adjacent intersections; and/or
12. Exploring revisions to school access driveways (including evaluation of NE 1st Street).

3.5. Implementation

A Memorandum of Understanding between the Bellevue School District and the City of Bellevue will be implemented to include the Transportation Monitoring Plan. This is to be completed prior to Temporary Certificate of Occupancy (TCO).

Prior to school opening, the school and District will provide necessary communications to registered student families regarding school access expectations and to encourage walking and school-bus transportation. An Opening Day Plan is shown as Attachment A. **[The plan attached (used for Enatai ES) is an example of what the Wilburton ES Plan could include.]**

In October and April of the year-of-opening (scheduled for Fall 2018) the data collection for the traffic monitoring will begin and a report with recommendations for improvement will be provided to the District and the City for review.

Each June following the required monitoring study, the Wilburton ES and Bellevue School District administrative staff, along with the City of Bellevue Planning and Public Works Department staff will review the monitoring results. Based on the findings in the Monitoring Report, the BSD shall coordinate with and use the services of the City of Bellevue to implement the recommended elements of the plan. This information will be provided to the registered student families, sent to interested parties, neighbors within a 500-foot radius of the school (email after initial mailer), and posted on the school and district websites.

If after completion of the June 2021 report, the City of Bellevue confirms that the goals of the established monitoring plan are not being met, the City may request any or all elements of the mitigation options be implemented or that other elements be evaluated as necessary to meet the goals. If the goals are being met, no further mitigation would be requested by the City; however, the Principal and/or school representative (designated BSD employee) shall still report any issues or concerns as they arise to BSD. If, after an evaluation is completed by the District that indicates access or safety concerns, additional mitigation measures may be identified.

The following Table 1 is intended as a guideline for the monitoring efforts.

Table 1. Wilburton ES Safety and Operations Monitoring Plan Summary

Performance Measures	Action Items/Data Collection	Mitigation Options	Implementation
Prior to School Starting - Yearly Communication (August)			
	BSD to inform COB of school's contact and firm's contact for monitoring efforts. BSD will prepare and issue Opening Day (and if applicable Pre-Opening Day Activities) to registered families and neighbors.		BSD/WES annual communication to registered families and neighbors to provide school access expectations and encourage school bus and walking transportation.
Fall Monitoring (October) and Spring Monitoring (April)			
Vehicle queuing onto Main Street	Principal/school representative's report of issues, October and April video and in-person observations and driveway traffic counts, BSD forecast data that could chance school traffic.	Additional education on circulation execution and management, adult presence on-site to increase vehicle flow efficiency, additional crossing guards at pedestrian crossings on-site and on Main Street, BPD officer, redesign of on-site vehicle or pedestrian circulation, additional site access.	As issues arise per Principal's/school representative reporting; field observations will be made and non-physical recommended changes will be applied as appropriate prior to the monitoring report completion. If physical recommendation changes are recommended, then the timing of implementation will be identified. Registered student families and interested neighbors will be notified. Changes will be posted on school and District website.
Difficulty exiting the site driveways onto Main Street	Principal/school representative's report of issues, October and April video and in-person observations and driveway traffic counts, COB vehicle speed data collection.	Provide additional education, incentives/discipline program, additional adult presence at pedestrian crossing on Main Street, installation of refuge lane on Main Street, installation of traffic signal at site access or nearby intersections, redesign of on-site vehicle or pedestrian circulation, additional site access.	
On-street parent pick-up/drop-off activity	Principal/school representative's report of issues, October and April video and in-person observations.	Additional education, adult presence along site frontages, additional street signs, , BPD officer enforcement.	
Posted speed limits not abided by	Principle/school representative's report of issues, COB vehicle speed data collection.	Additional education for registered families and neighbors, installation of speed enforcement (BPD officer, photo recognition/fee program, speed awareness monitors).	
Spring Report/Implementation Plan (May-June)			
			Report of all documented issues, and Fall and Spring Monitoring provided to BSD and City of Bellevue for review. Plans to implement recommendations as needed will be discussed.

Note: Fall and Spring Monitoring will continue for three years after year of opening. Yearly Communications and Principal's observations and reporting will continue for the life of the school.

APPENDIX A

OPENING DAY PLAN
WILBURTON ELEMENTARY SCHOOL

(At this time an example used for the Enatai Elementary School is shown.)